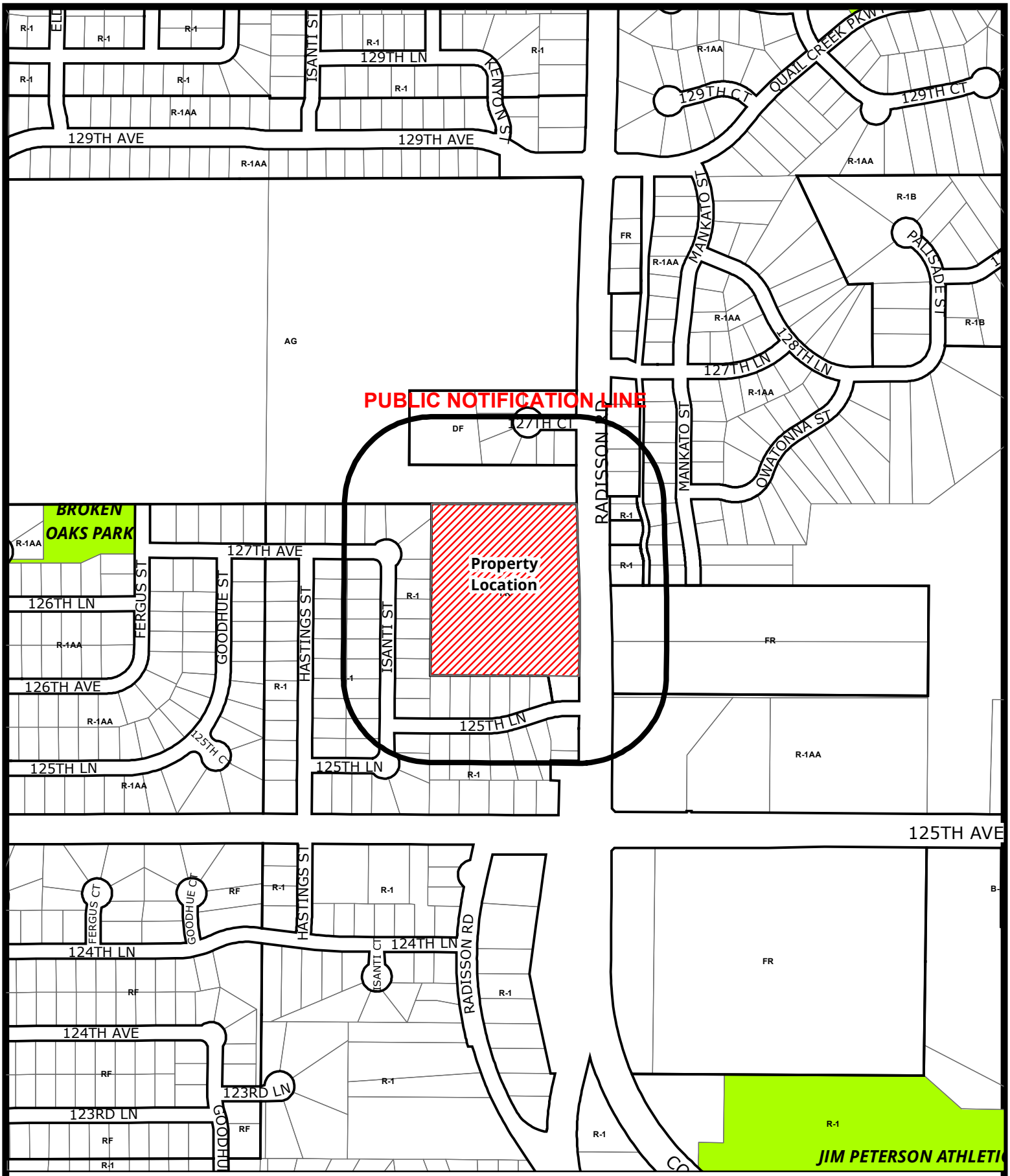


Case File No. 22-0051
Aaron Jordan

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Original Concept Plan

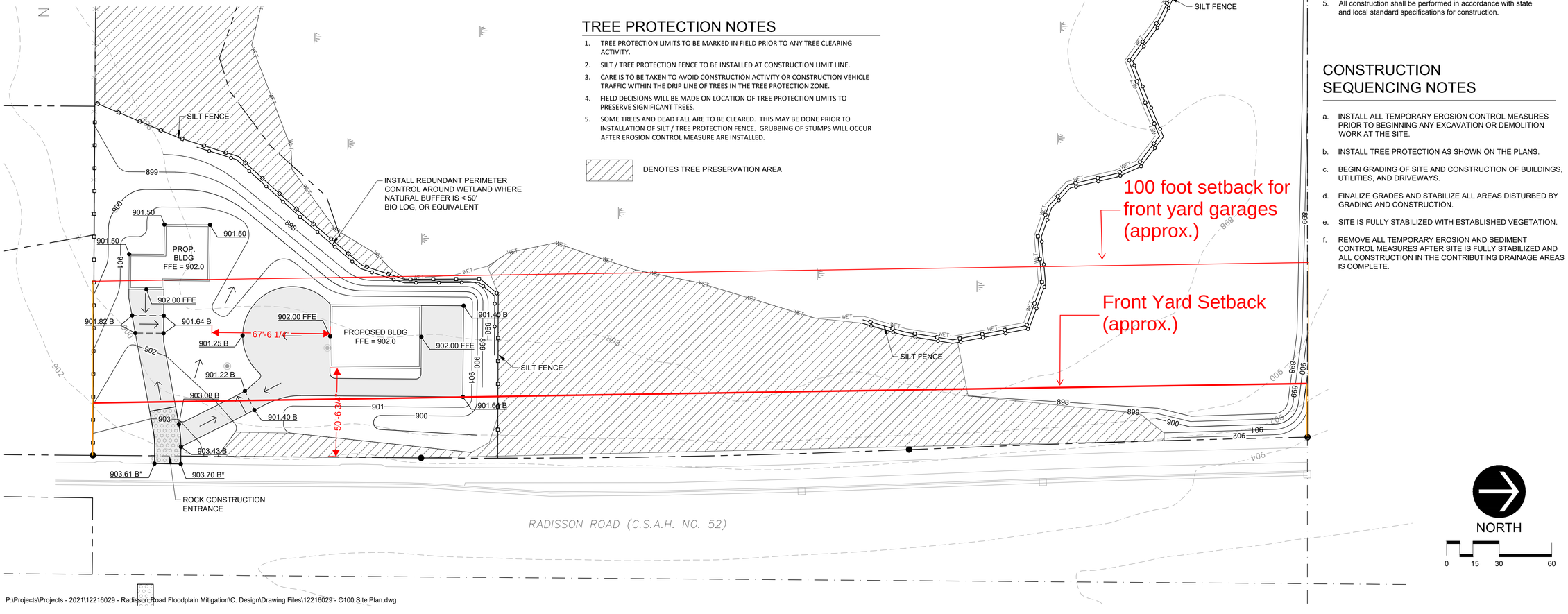
EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 7 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.
28. Stabilize vegetation and soil stockpiles within 7 days of rough grading or inactivity.

TREE PROTECTION NOTES

1. TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE CLEARING ACTIVITY.
2. SILT / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
3. CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
4. FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES.
5. SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURE ARE INSTALLED.

DENOTES TREE PRESERVATION AREA



SYMBOL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- NEW IMPERVIOUS PAVEMENT

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

CONSTRUCTION SEQUENCING NOTES

a. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION WORK AT THE SITE.

b. INSTALL TREE PROTECTION AS SHOWN ON THE PLANS.

c. BEGIN GRADING OF SITE AND CONSTRUCTION OF BUILDINGS, UTILITIES, AND DRIVEWAYS.

d. FINALIZE GRADES AND STABILIZE ALL AREAS DISTURBED BY GRADING AND CONSTRUCTION.

e. SITE IS FULLY STABILIZED WITH ESTABLISHED VEGETATION.

f. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AFTER SITE IS FULLY STABILIZED AND ALL CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREAS IS COMPLETE.

NORTH
0 15 30 60

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

Client: AARON JORDAN

PRELIMINARY NOT FOR CONSTRUCTION

Project Title: RADISSON ROAD SITE DEVELOPMENT
RADISSON ROAD, BLAINE, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

First M. Last, P.E.
Date: Lic. No.:

Rev.	Date	Description

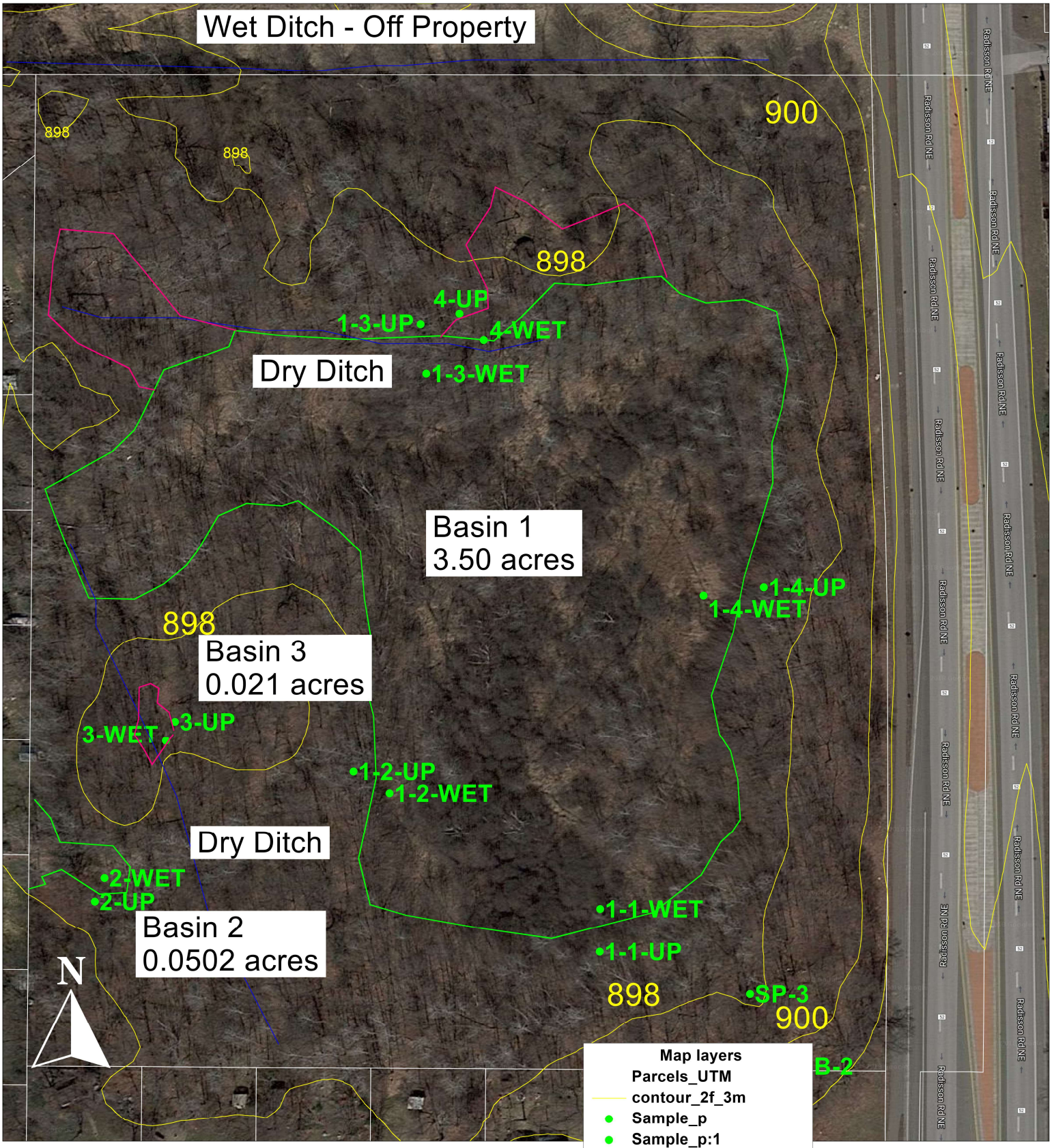
Project #: 12216029.000
Drawn By: TJR
Checked By: MJW
Issue Date: 03.05.21

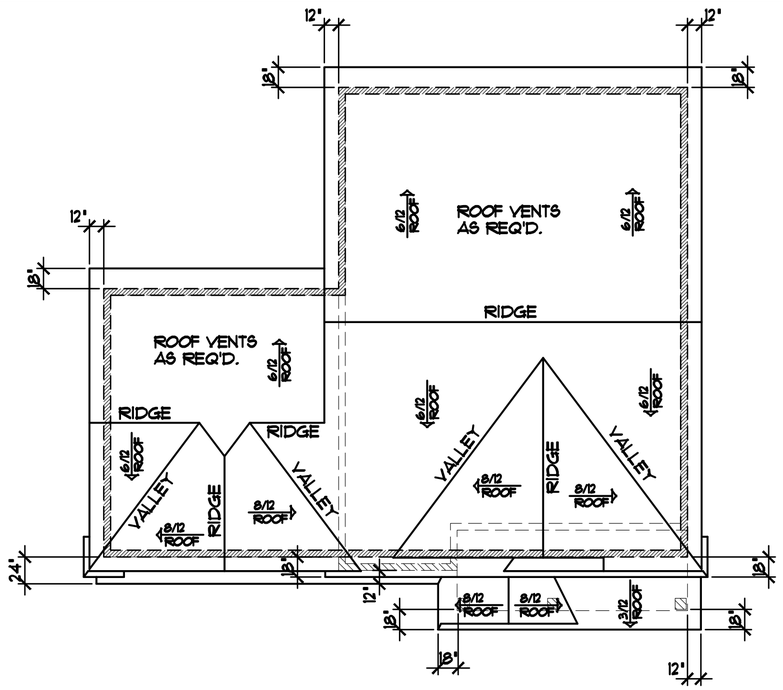
Sheet Title: SITE IMPROVEMENT, GRADING, AND EROSION CONTROL PLAN

Sheet: C100

P:\Projects\Projects - 2021\12216029 - Radisson Road Floodplain Mitigation\C. Design\Drawing Files\12216029 - C100 Site Plan.dwg

Figure 5 Updated Delineation Map



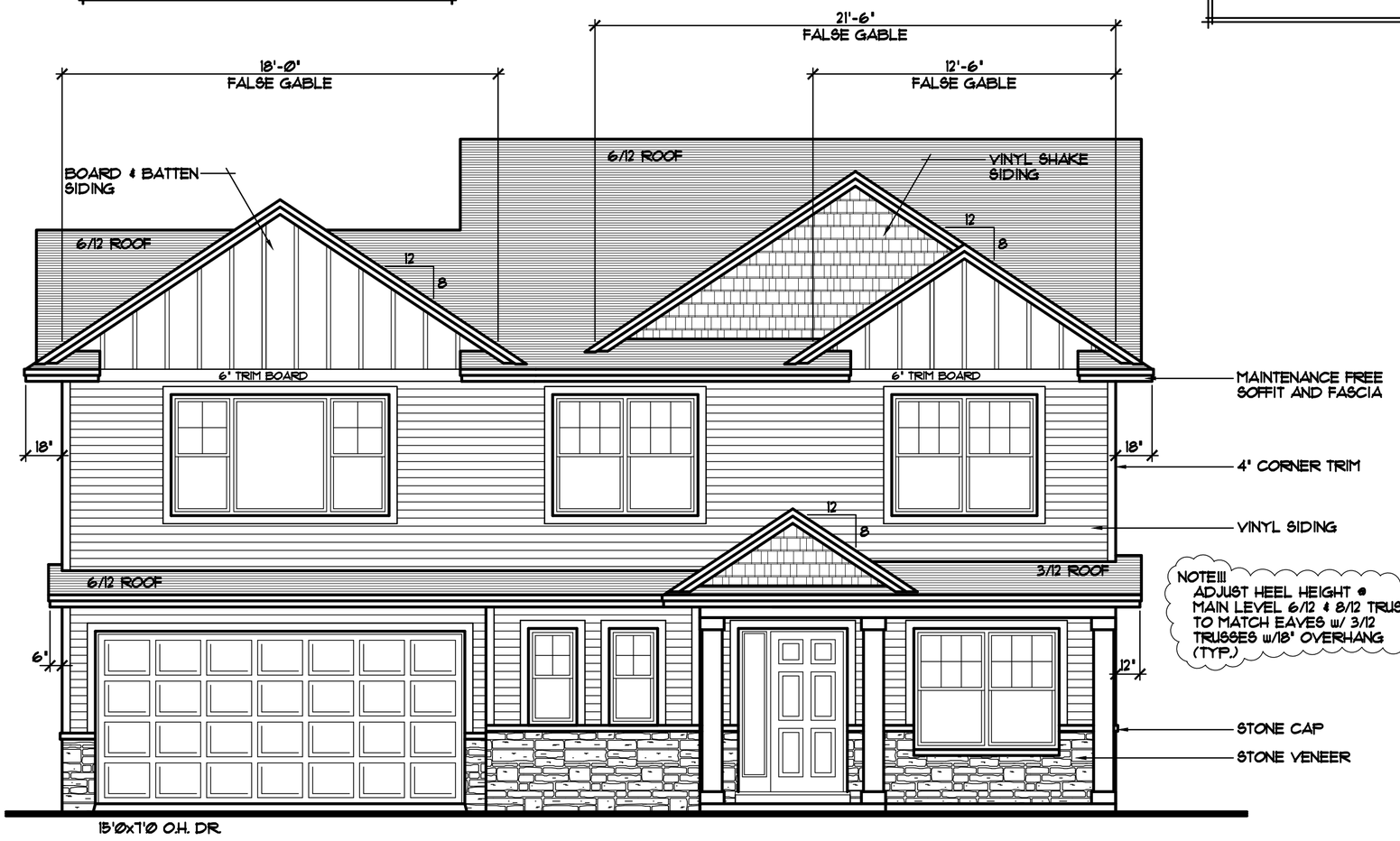


BIRDS EYE ROOF PLAN 1/8"=1'-0"

NOTE!!! PROVIDE STANDARD ENERGY HEEL @ UPPER LEVEL 6/12 ROOF TRUSSES w/ 18" OVERHANGS. ADJUST HEEL HEIGHT OF ALL 8/12 ROOF TRUSSES w/ 18" OVERHANGS TO MATCH EAVES w/ 6/12 ROOFS (TYP.)

NOISE ABATEMENT STANDARDS

- ALL EXTERIOR BUILDING ELEMENTS SHALL MEET THE FOLLOWING STC STANDARDS:
  - WALLS - 40 STC
  - ROOF - 40 STC
  - WINDOWS - 30 STC
  - DOORS - 20 STC
- A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED WHICH PROVIDES THE MINIMUM AIR CIRCULATION & FRESH AIR SUPPLY AS REQ'D. BY MINNESOTA STATE BUILDING CODE WITHOUT THE NEED TO OPEN ANY EXTERIOR DOORS OR WINDOWS
- THE PERIMETER OF ALL EXTERIOR WINDOWS AND DOOR FRAMES SHALL BE SEALED AIRTIGHT TO THE EXTERIOR WALL CONSTRUCTION
- FIREPLACES SHALL BE EQUIPPED w/ WELL FITTED CHIMNEY CAP DEVICES
- ALL VENTILATION DUCTS, EXCEPT RANGE HOODS, CONNECTING INTERIOR SPACE TO OUTDOORS, SHALL BE PROVIDED w/ A BEND SUCH THAT NO DIRECT LINE OF SIGHT EXISTS FROM EXTR TO INTR THROUGH THE VENT DUCT
- DOORS & WINDOWS SHALL BE CONSTRUCTION SO THEY ARE CLOSE FITTING. WEATHER STRIPPING SEALS SHALL BE INCORPORATED TO ELIMINATE ALL EDGE GAPS
- ALL PENETRATIONS THROUGH EXTERIOR WALLS BY PIPES, DUCTS, CONDUITS AND THE LIKE SHALL BE CAULKED AIRTIGHT TO THE EXTERIOR CONSTRUCTION



FRONT ELEVATION 1/4"=1'-0"

885 SQFT. MAIN LEVEL
1260 SQFT. UPPER LEVEL
2145 SQFT. ABOVE GRADE

351 SQFT. ATTACHED GARAGE

NOTE!!! ADJUST HEEL HEIGHT @ MAIN LEVEL 6/12 & 8/12 TRUSSES TO MATCH EAVES w/ 3/12 TRUSSES w/18" OVERHANG (TYP.)

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF WINDOW R.O.
MAIN LEVEL	8'-1 1/8"	6'-10 1/2"
UPPER LEVEL	8'-1 1/8"	6'-10 1/2"

- GENERIC WINDOWS SPEC'D.
- MAINTENANCE FREE SOFFITS & FASCIA
- BOARD & BATTEN SIDING WHERE SHOWN
- VINYL SIDING/CORNER TRIM (TYP.)
- VINYL SHAKE SIDING WHERE SHOWN
- WINDOW/DOOR TRIM WHERE SHOWN
- OPTIONAL GRIDS SHOWN ON WINDOWS

REVISIONS	BY
XXXXX	XX.

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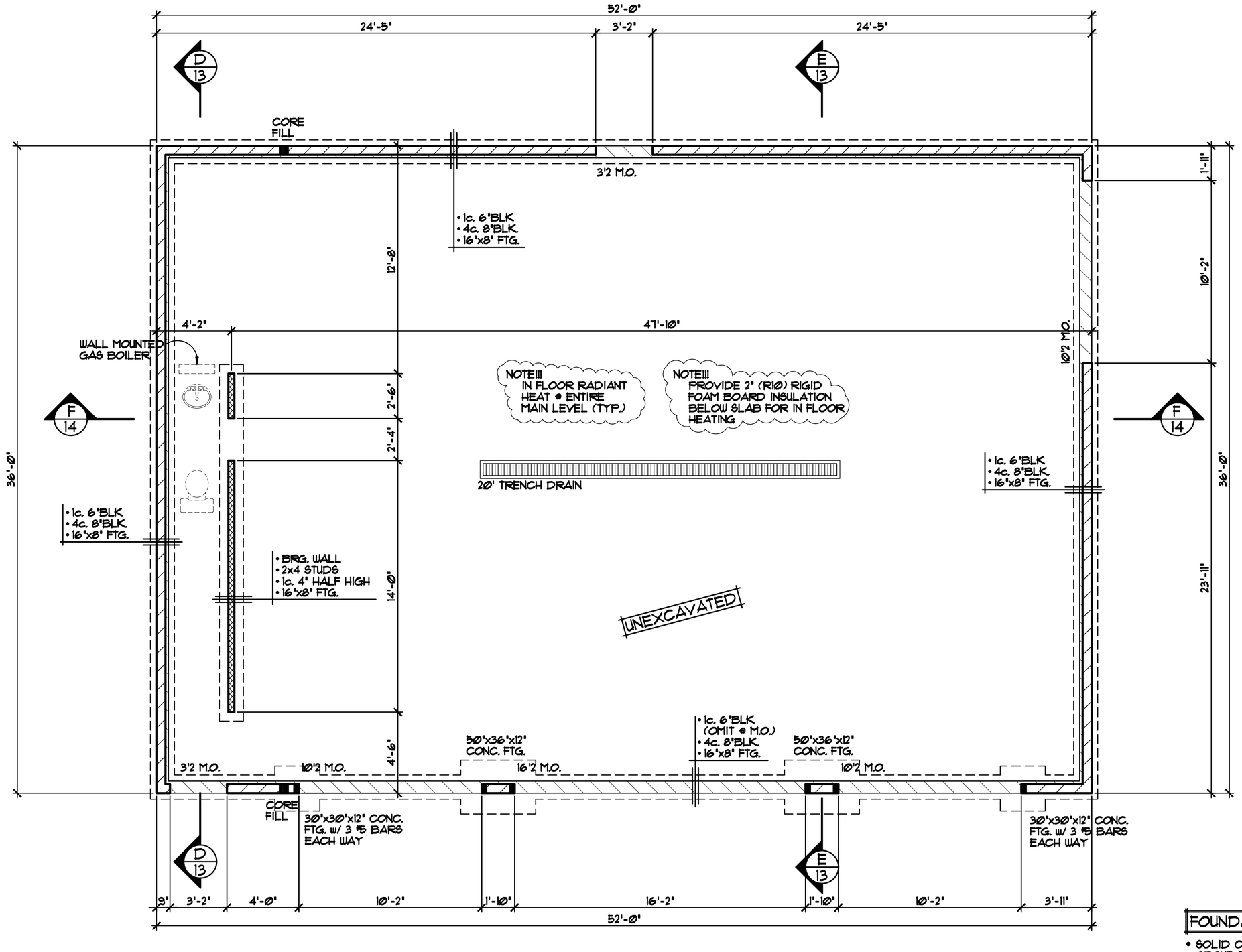

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK with 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

GARAGE FOUNDATION PLAN 1/4"=1'-0"

SLAB-ON-GRADE FOUNDATION

FOUNDATION CONST. NOTES

- SOLID CAP BLOCK @ TOP COURSE & GROUT SOLID WHERE ANCHOR BOLTS ARE USED AND BRICK LEDGES
- PROVIDE 2" R10 FOAM BOARD INSULATION @ INTERIOR OF ALL EXTERIOR POURED CONC. FOUNDATION WALLS (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)

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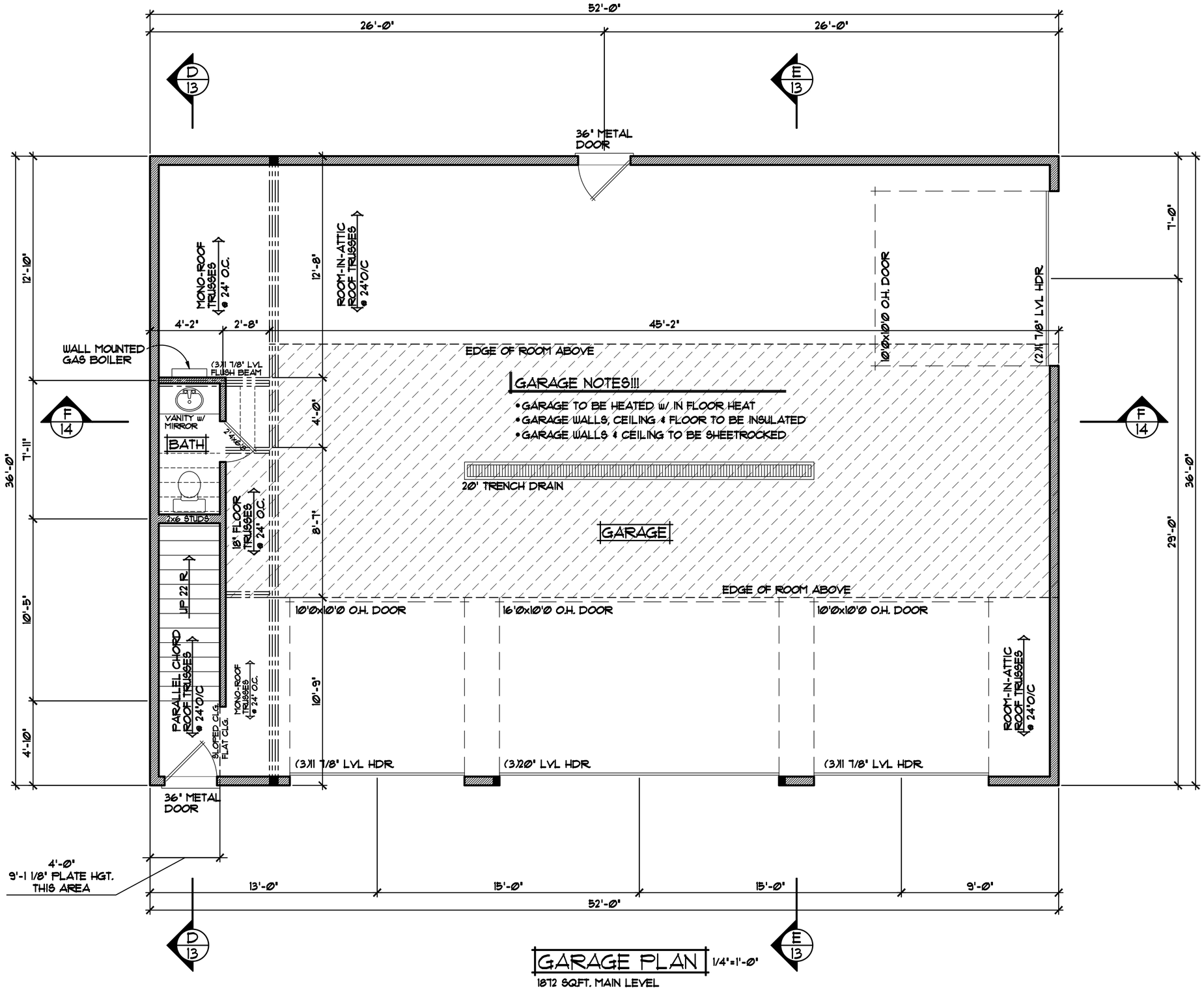

GARAGE PLAN

1/4"=1'-0"

1872 SQFT. MAIN LEVEL

FRAMING NOTES

- 12'-1 1/8" PLATE HEIGHT @ ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE STUDS w/ 2x6 STUDS @ 16" O.C. (TYP.)

DOOR & WINDOW NOTES

- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

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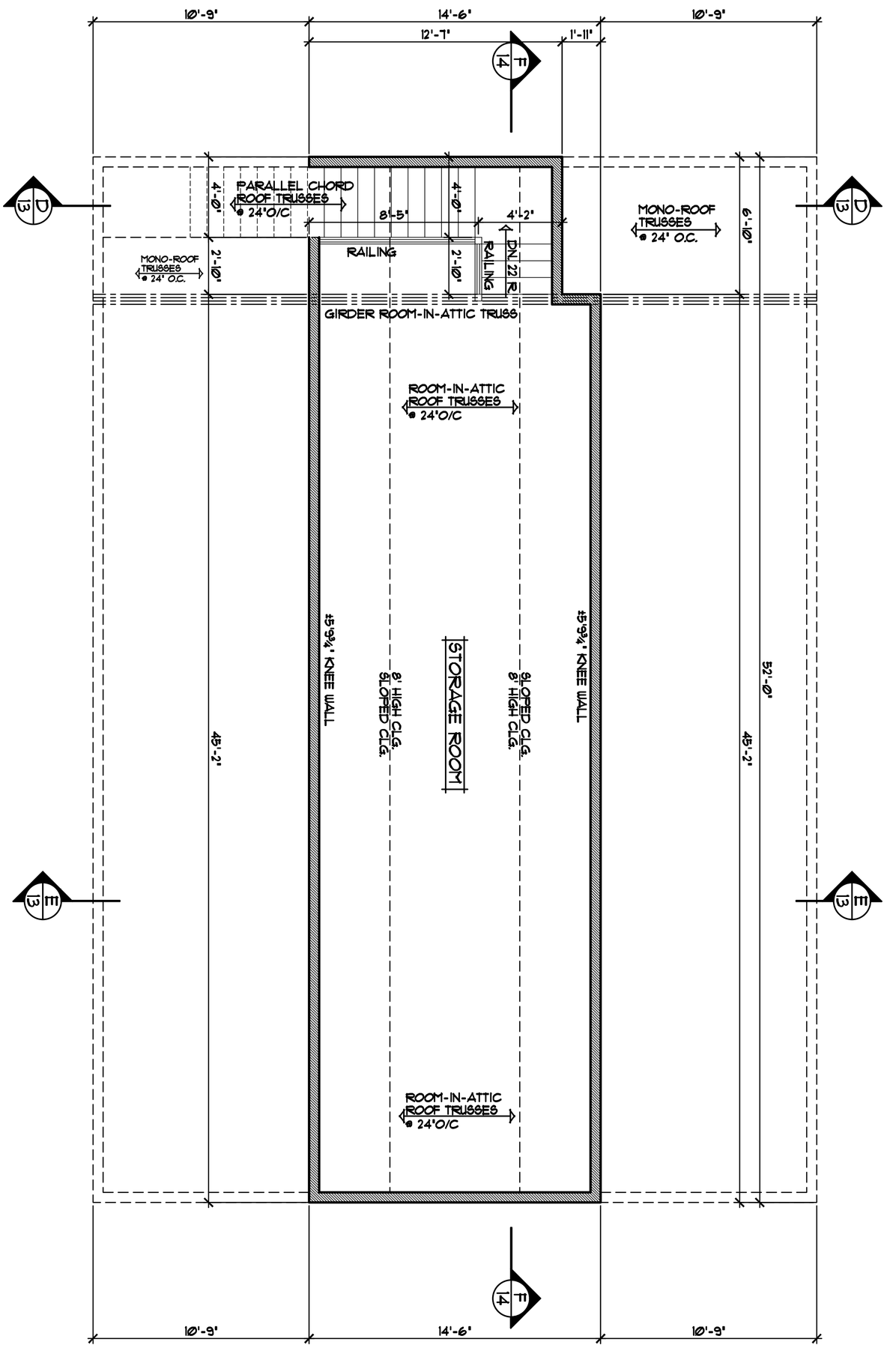

BONUS ROOM PLAN

1/4"=1'-0"

741 SQFT. BONUS ROOM

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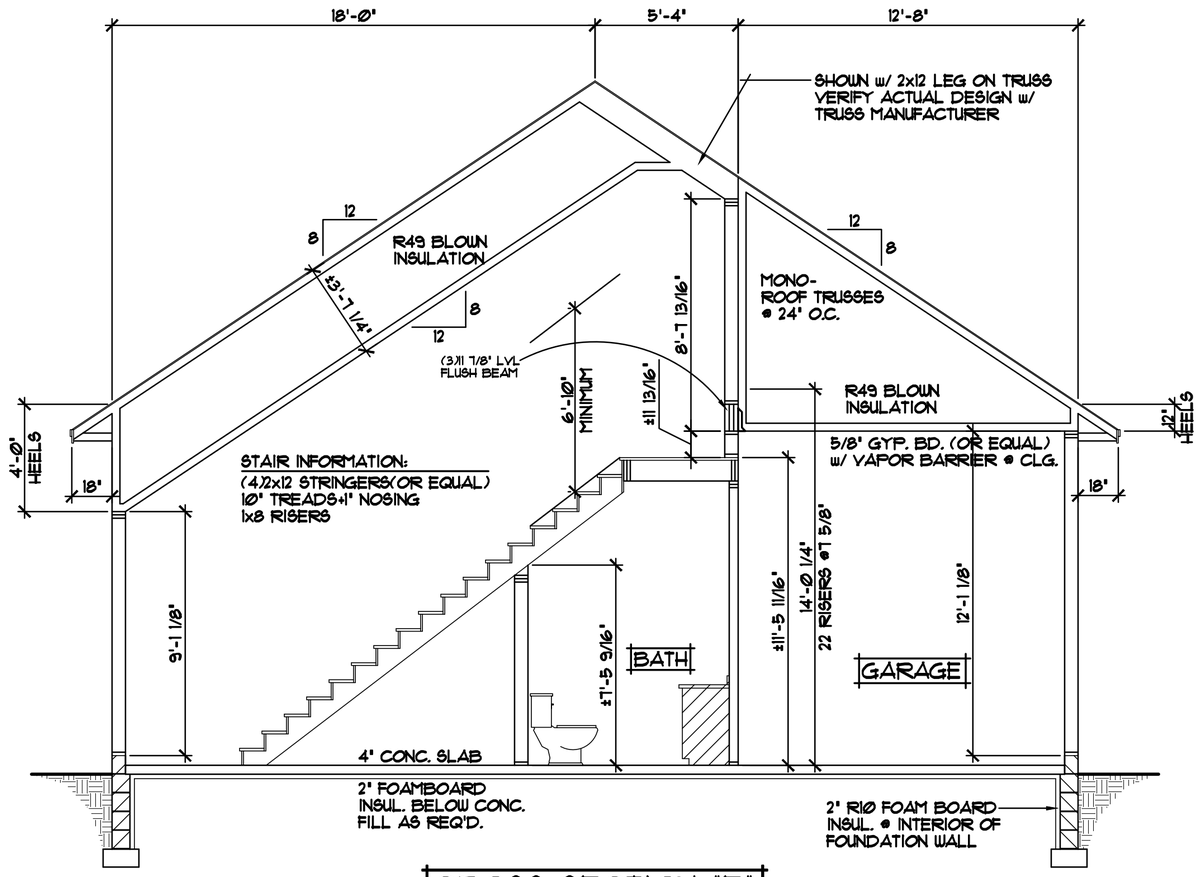
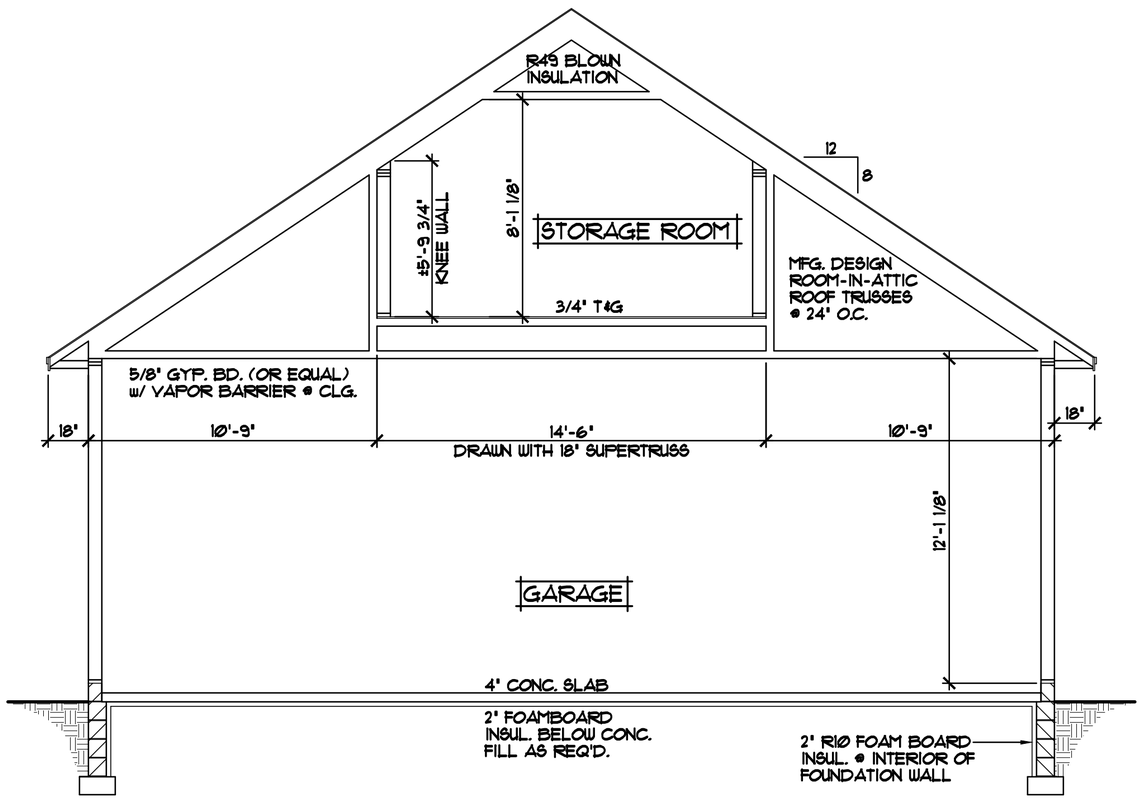


CROSS SECTION "E" 1/4"=1'-Ø"

NOTE!!!
IN FLOOR RADIANT
HEAT @ ENTIRE
MAIN LEVEL (TYP.)

NOTE!!!
PROVIDE 2" (RIØ) RIGID
FOAM BOARD INSULATION
BELOW SLAB FOR IN FLOOR
HEATING

NOTE!!!
PROVIDE 12" HEEL @ ALL
ROOM IN ATTIC TRUSSES
UNLESS NOTED OTHERWISE



CROSS SECTION "D" 1/4"=1'-Ø"

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK with 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

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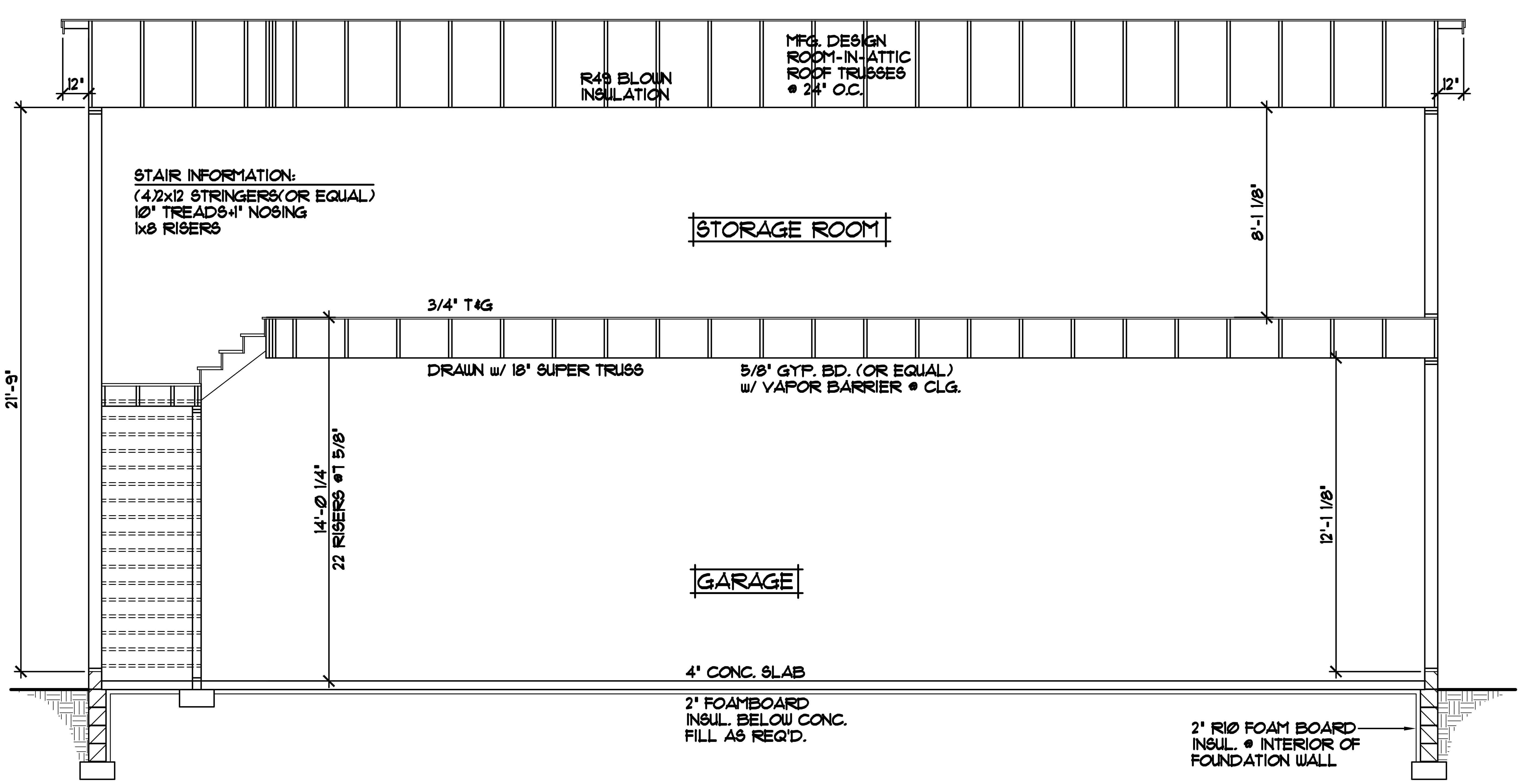
NOTE!!!
PROVIDE 12" HEEL @ ALL ROOM IN ATTIC TRUSSES UNLESS NOTED OTHERWISE



CROSS SECTION "F" 1/4"=1'-0"

NOTE!!!
IN FLOOR RADIANT HEAT @ ENTIRE MAIN LEVEL (TYP.)

NOTE!!!
PROVIDE 2" (R10) RIGID FOAM BOARD INSULATION BELOW SLAB FOR IN FLOOR HEATING

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK with 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

ROOF CONSTRUCTION:
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
- R49 BLOWN FIBERGLASS INSULATION
- 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 15/32" ROOF SHEATHING
- 15# ROOFING FELT
- ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
- ASPHALT SHINGLES,

SOFFIT / FASCIA:
- 2x6 SUB-FASCIA
- MAINTENANCE FREE FASCIA COVER
- MAINTENANCE FREE VENTED SOFFIT

WALL CONSTRUCTION:
- HOUSE WRAP
- 7/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- WINDOWS PER SPEC'S.
- R-20 F.G. BATT INSULATION
- 4 MIL POLY VAPOR RETARDER
- 1/2" GYPSUM BOARD

RIM AREA CONSTRUCTION:
- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) @ RIM AREA AND R30 (MINIMUM) @ CANTS.

WALL CONSTRUCTION:
- SIMILAR TO ABOVE

SILL CONSTRUCTION:
- 2x6 SILL PLATE & SEALER
- 1/2" ANCHOR BOLTS @ 72" O.C.

FOUNDATION CONSTRUCTION:
- BLOCK WALL FOUNDATION (SEE FOUNDATION PLAN FOR COURSING)

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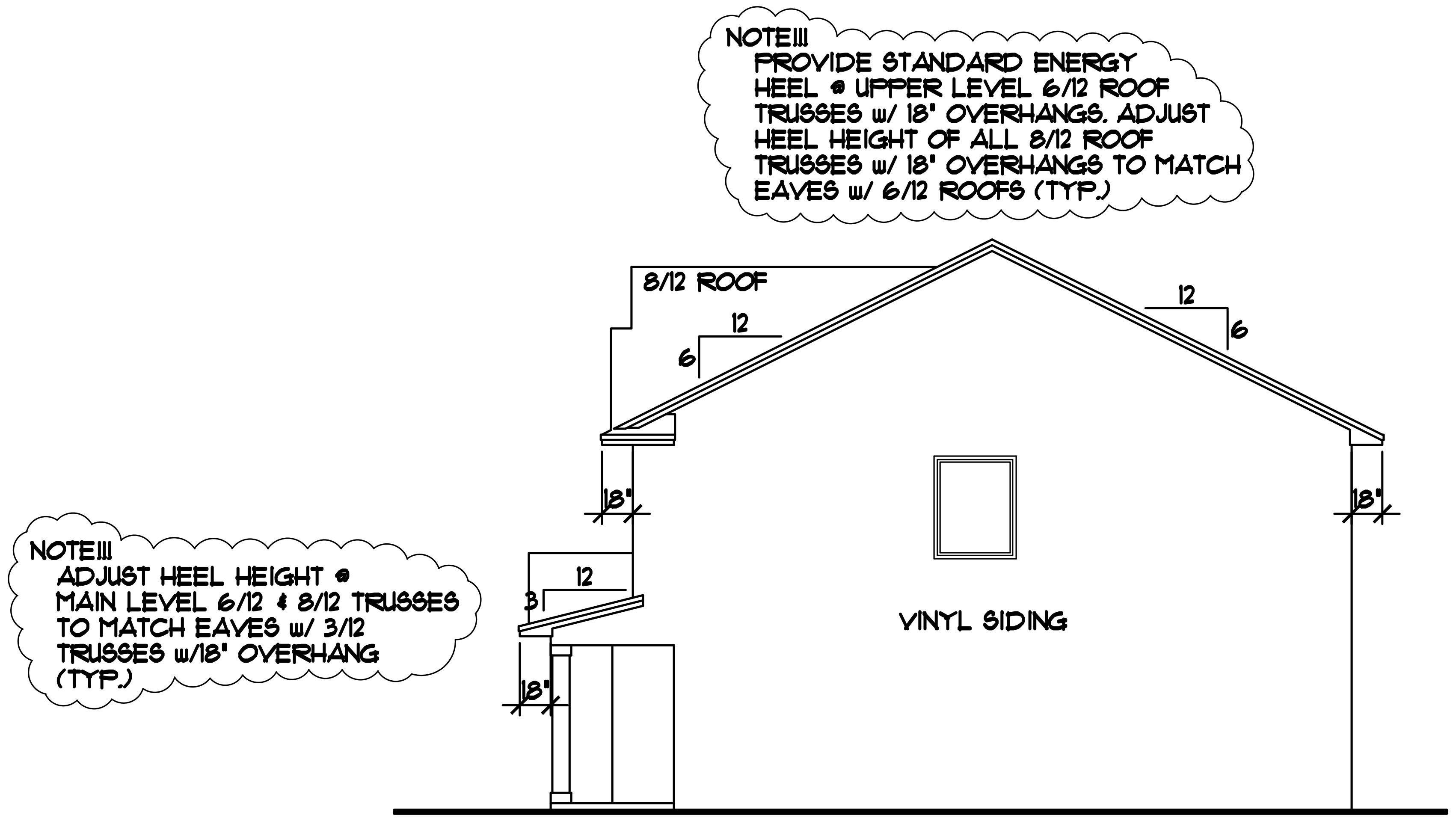
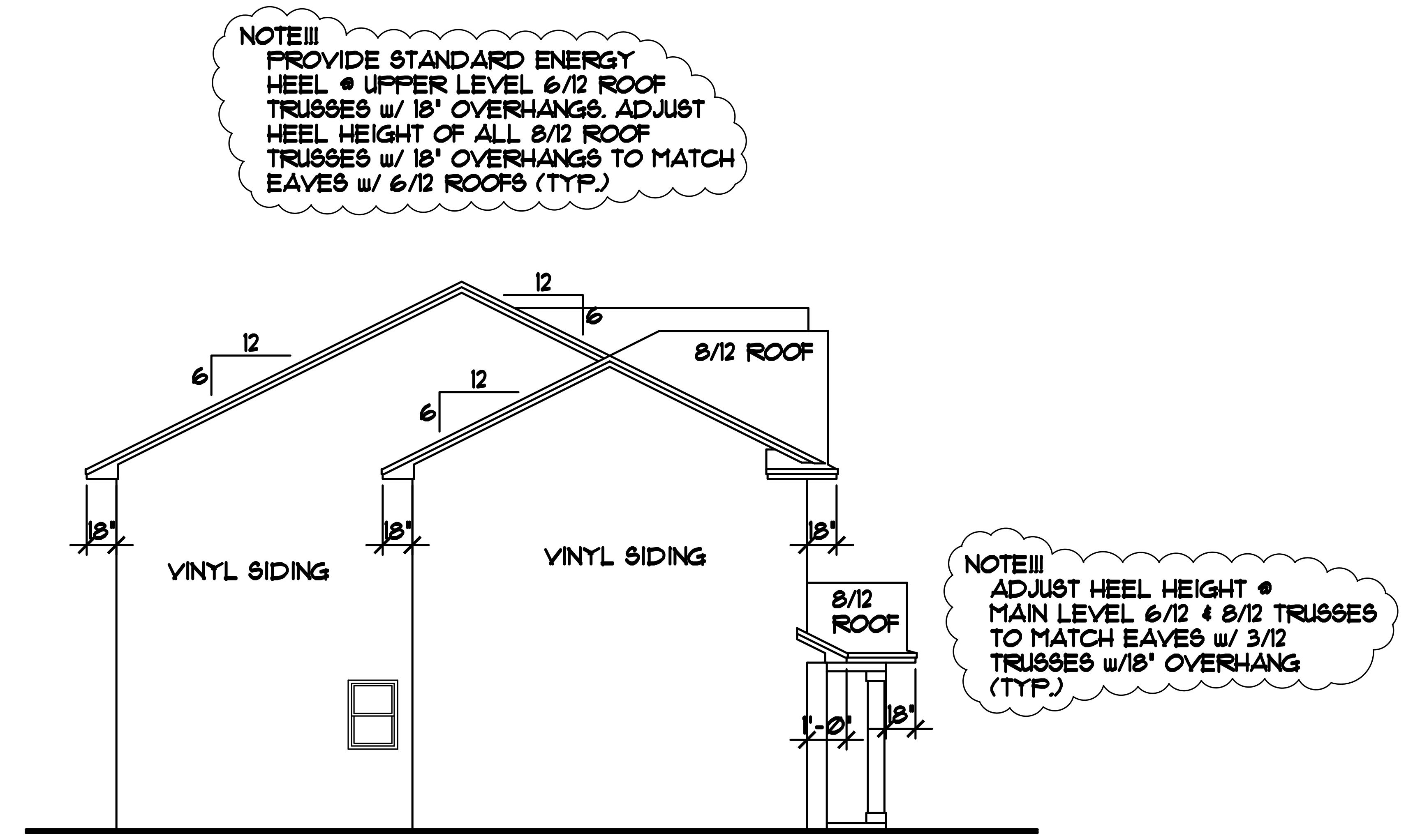
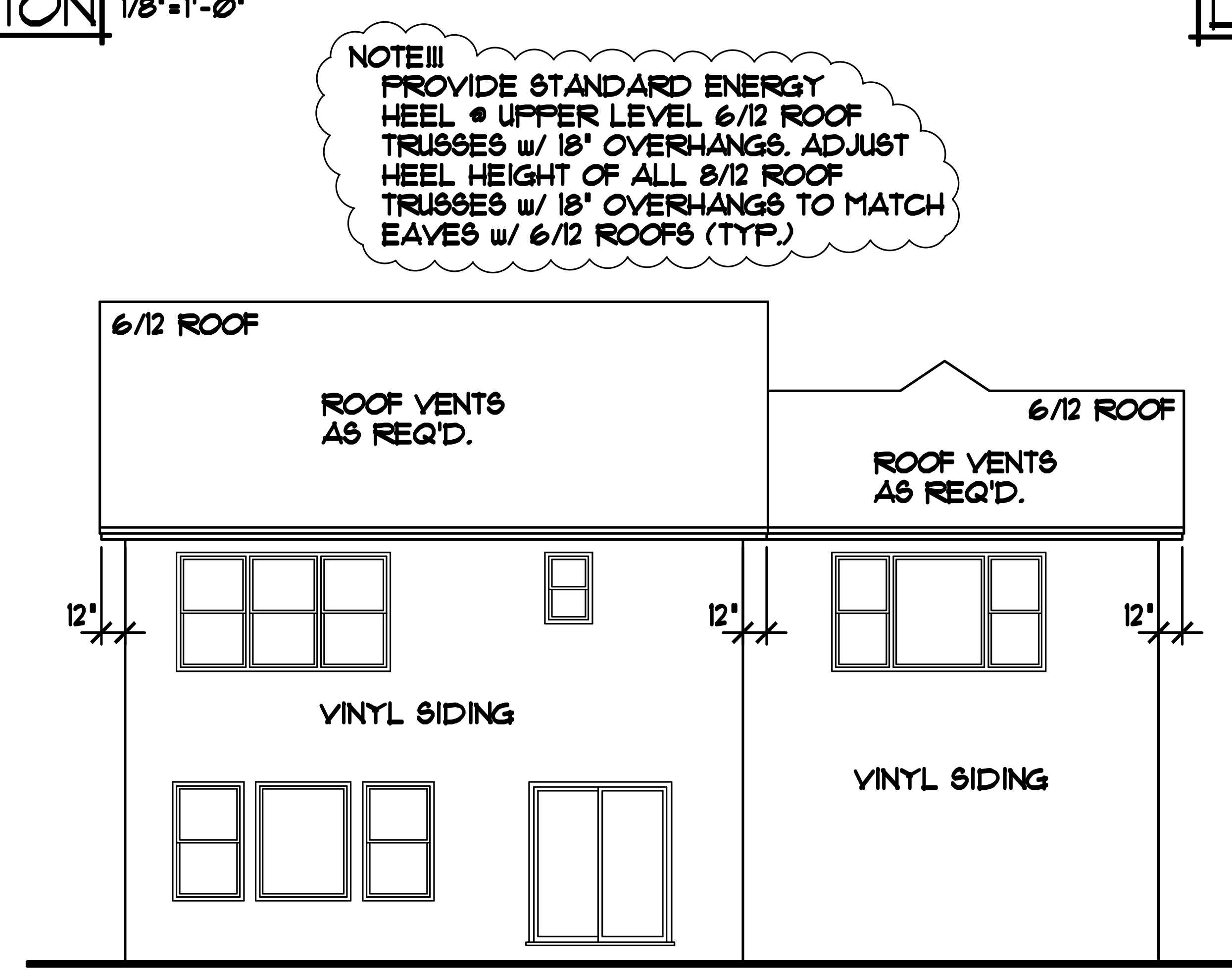


RIGHT ELEVATION 1/8"=1'-0"



LEFT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"

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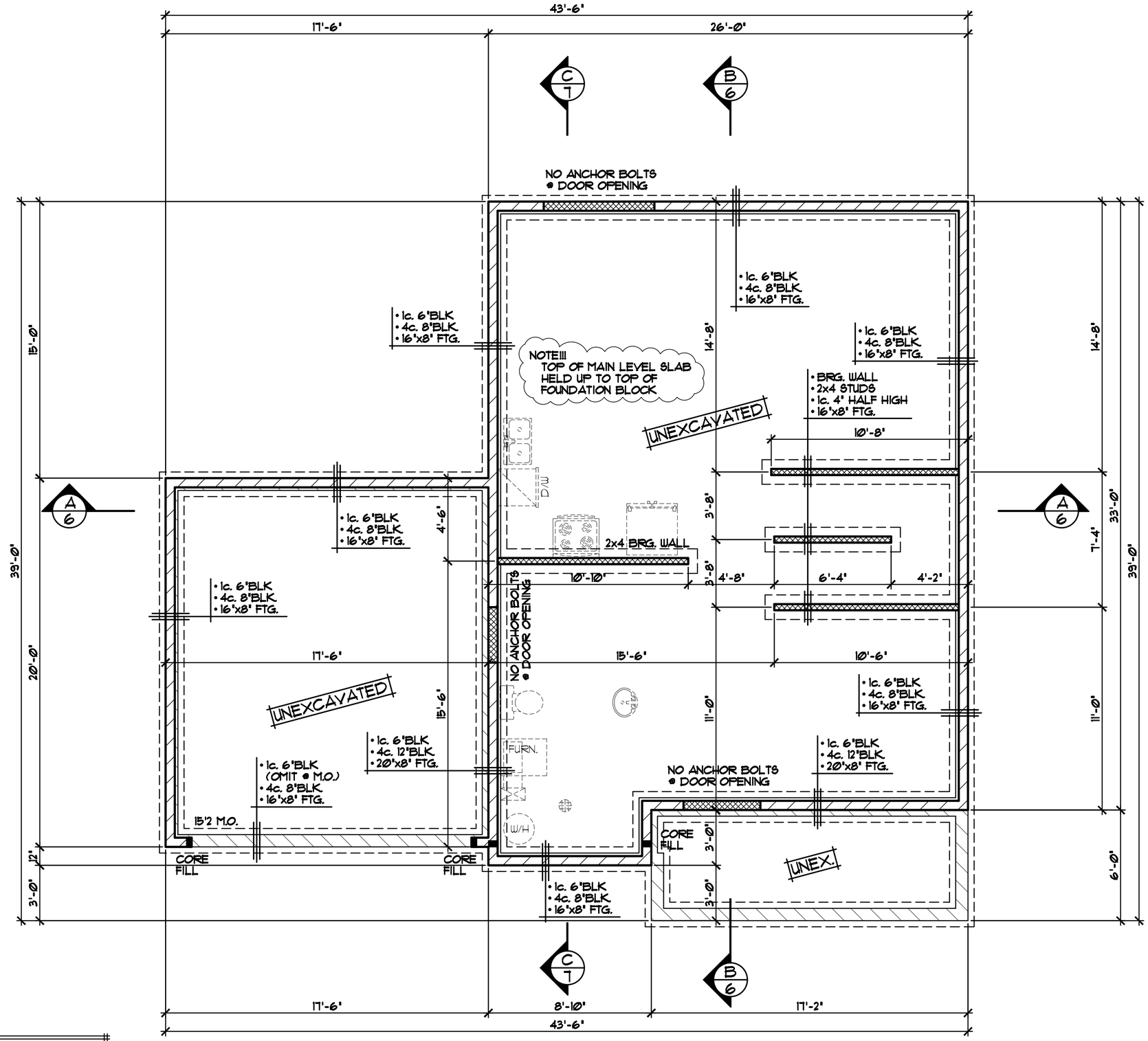

FOUNDATION PLAN

1/4"=1'-0"

SLAB-ON-GRADE FOUNDATION

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK with 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

FOUNDATION CONST. NOTES

- SOLID CAP BLOCK @ TOP COURSE & GROUT SOLID WHERE ANCHOR BOLTS ARE USED AND BRICK LEDGES
- PROVIDE 2" R10 FOAM BOARD INSULATION @ INTERIOR OF ALL EXTERIOR FOUNDATION WALLS (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- BACKFILL GROUP I SOIL AGAINST ALL EXTERIOR FOUNDATION WALLS (TYP.)

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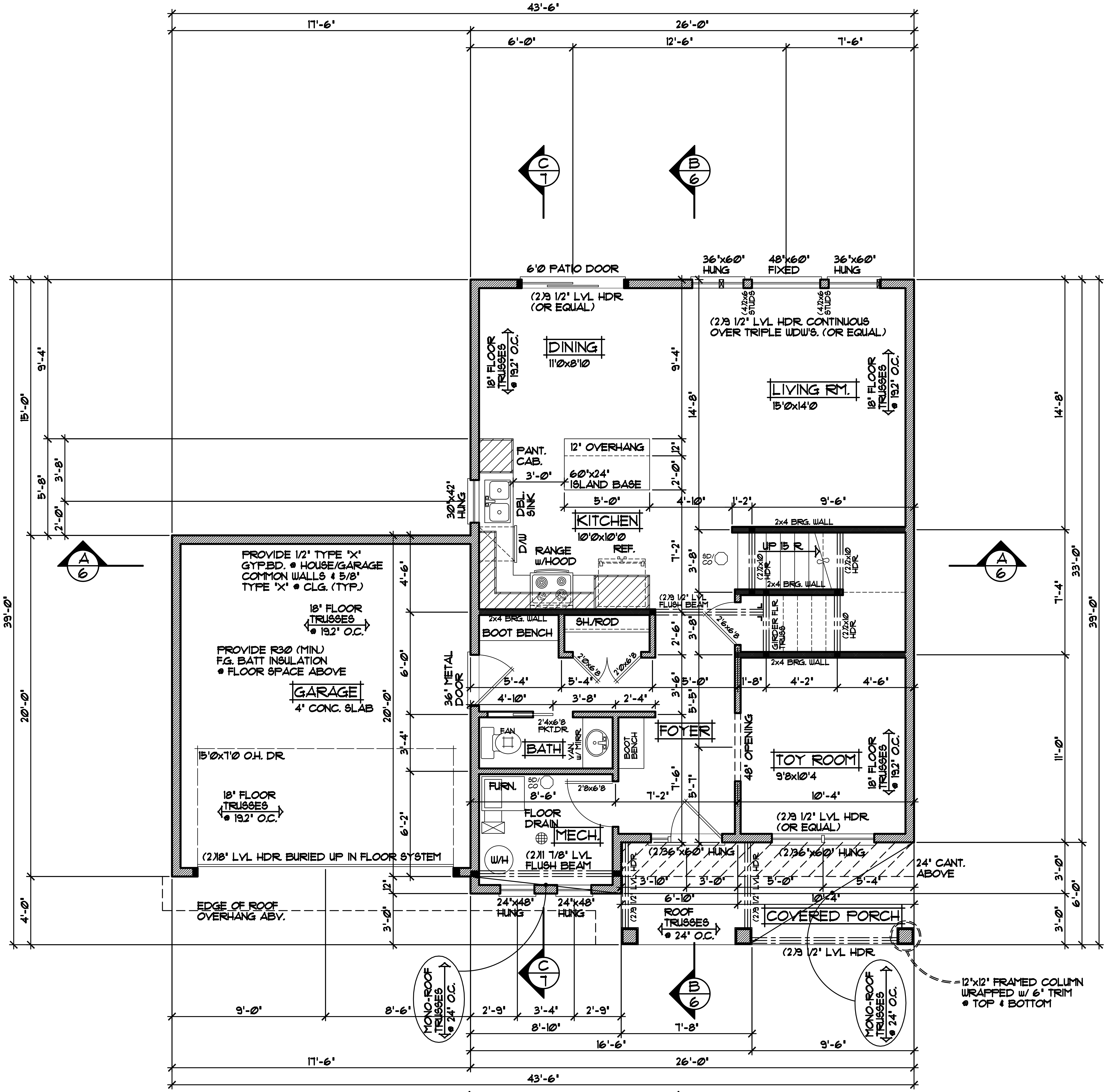
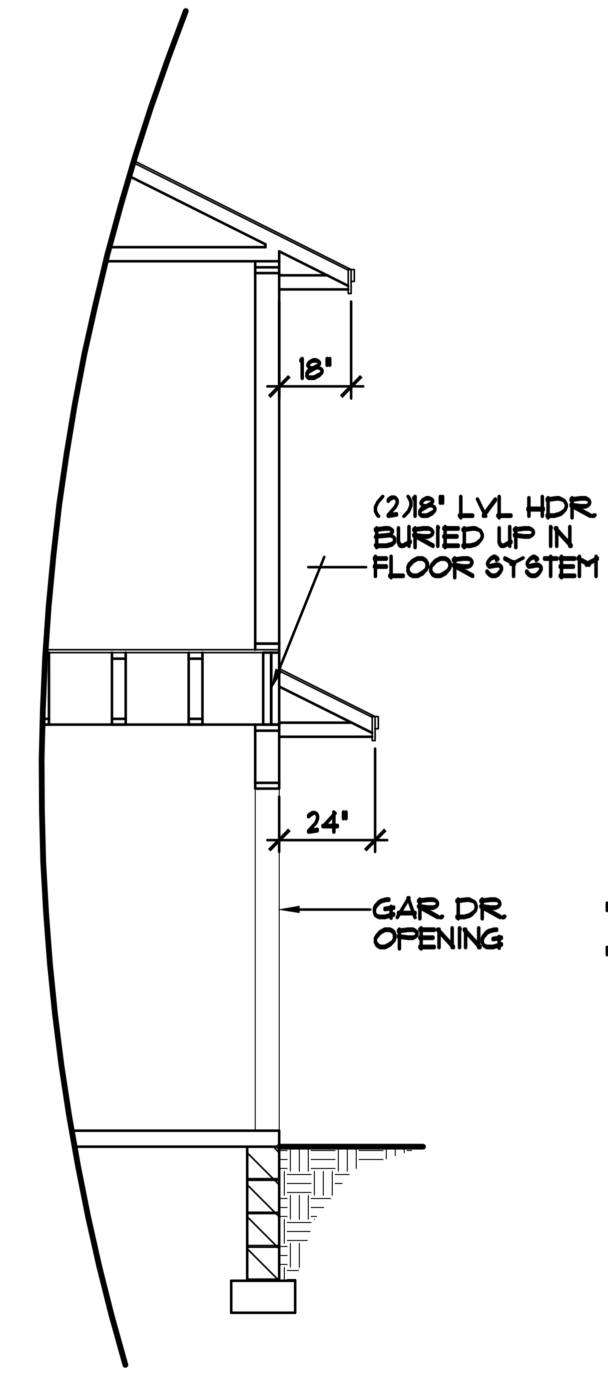


MAIN LEVEL PLAN 1/4"=1'-0"

885 SQFT. MAIN LEVEL



1 GARAGE DR. HDR DETAIL 1/4"=1'-0"

NOTE!!! VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, LOCATIONS ON PLAN ARE REPRESENTATION ONLY

FRAMING NOTES

- 8'-1 1/8" PLATE HEIGHT @ ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE STUDS w/ 2x6 STUDS @ 16" O.C. (TYP.)

DOOR & WINDOW NOTES

- GENERIC WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with "*" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

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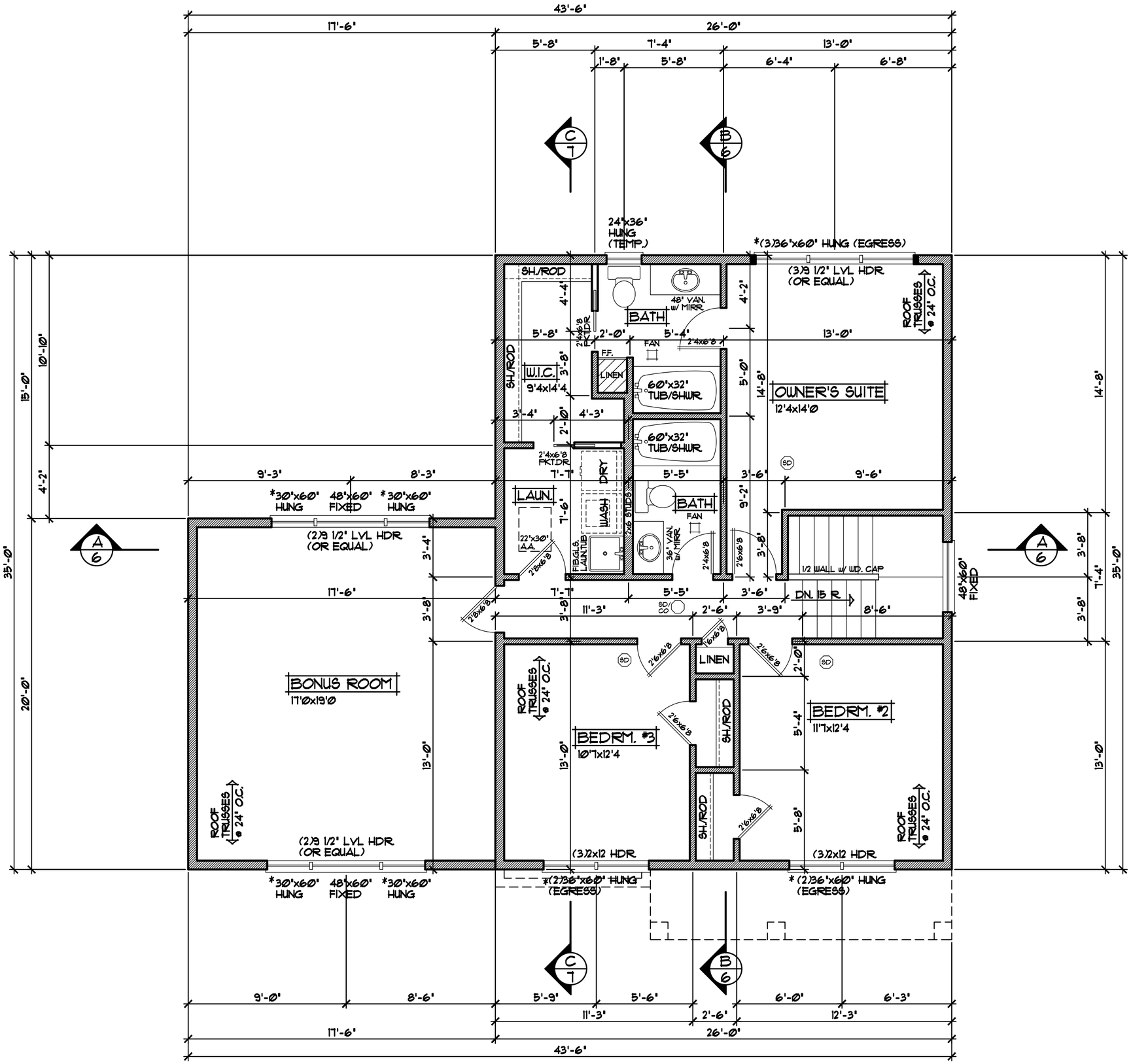

SECOND LEVEL PLAN 1/4"=1'-0"

1260 SQFT. SECOND LEVEL

FRAMING NOTES

- 8'-1 1/8" PLATE HEIGHT @ ENTIRE UPPER LEVEL (UNLESS NOTED OTHERWISE)

DOOR & WINDOW NOTES

- GENERIC WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with '*' REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON UPPER LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

SPECIAL NOTICE:
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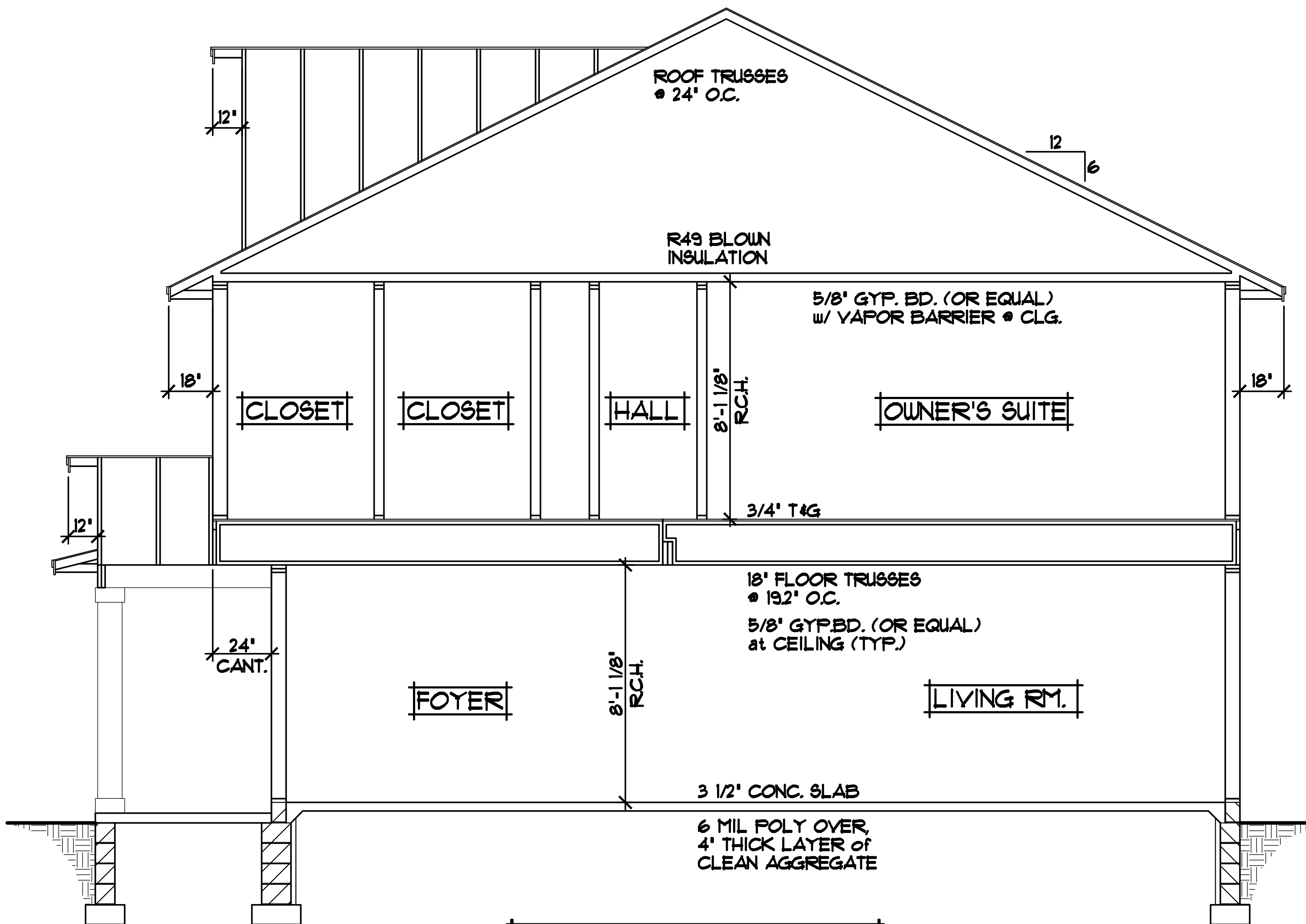


CROSS SECTION "B" 1/4"=1'-0"

NOTE!!!
ADJUST HEEL HEIGHT @
MAIN LEVEL 6/12 & 8/12 TRUSSES
TO MATCH EAVES w/ 3/12
TRUSSES w/18" OVERHANG
(TYP.)

NOTE!!!
TOP OF MAIN LEVEL SLAB
HELD UP TO TOP OF
FOUNDATION BLOCK

ROOF CONSTRUCTION:

- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
- R49 BLOWN FIBERGLASS INSULATION
- 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 15/32" ROOF SHEATHING
- 15# ROOFING FELT
- ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
- ASPHALT SHINGLES,

SOFFIT / FASCIA:

- 2x6 SUB-FASCIA
- MAINTENANCE FREE FASCIA COVER
- MAINTENANCE FREE VENTED SOFFIT

WALL CONSTRUCTION:

- HOUSE WRAP
- 7/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- WINDOWS PER SPEC'S.
- R-20 F.G. BATT INSULATION
- 4 MIL POLY VAPOR RETARDER
- 1/2" GYPSUM BOARD

RIM AREA CONSTRUCTION:

- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) @ RIM AREA AND R30 (MINIMUM) @ CANTS.

WALL CONSTRUCTION:

- SIMILAR TO ABOVE

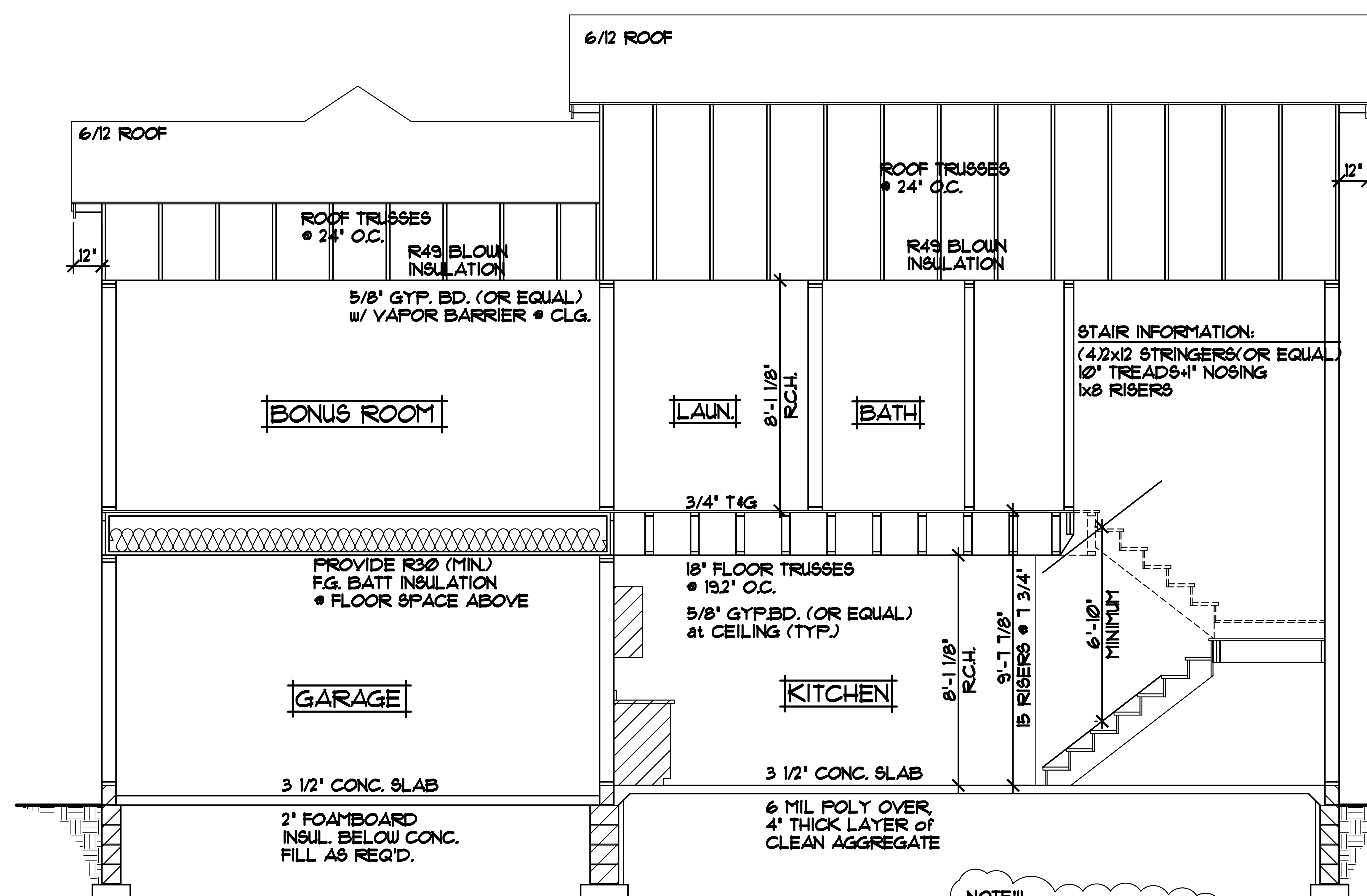
SILL CONSTRUCTION:

- 2x6 SILL PLATE & SEALER
- 1/2" ANCHOR BOLTS @ 72" O.C.

FOUNDATION CONSTRUCTION:

- BLOCK WALL FOUNDATION (SEE FOUNDATION PLAN FOR COURSING)

NOTE!!!
PROVIDE STANDARD ENERGY
HEEL @ UPPER LEVEL 6/12 ROOF
TRUSSES w/ 18" OVERHANGS. ADJUST
HEEL HEIGHT OF ALL 8/12 ROOF
TRUSSES w/ 18" OVERHANGS TO MATCH
EAVES w/ 6/12 ROOFS (TYP.)



NOTE!!!
TOP OF MAIN LEVEL SLAB
HELD UP TO TOP OF
FOUNDATION BLOCK

CROSS SECTION "A" 1/4"=1'-0"

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK with 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

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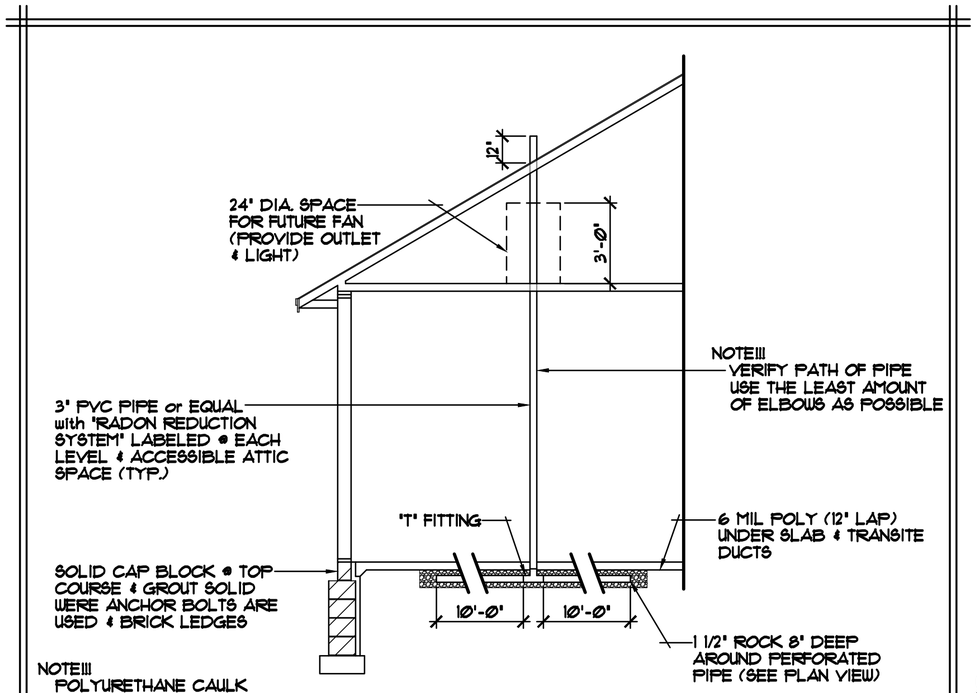
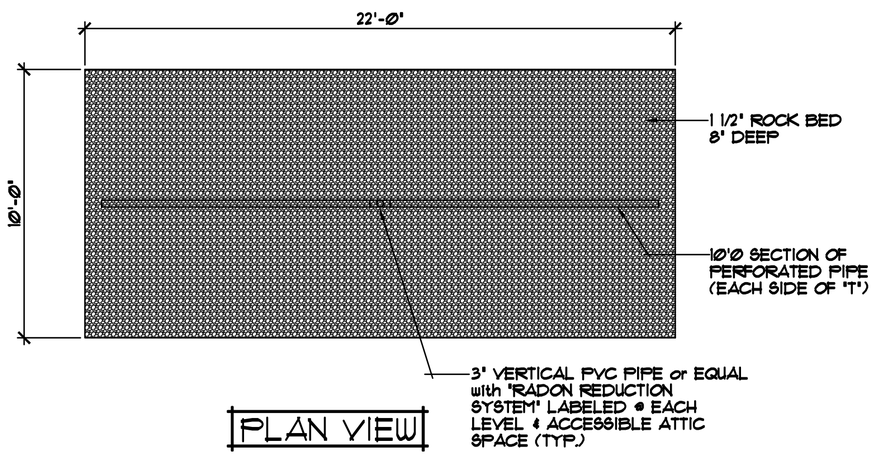


CROSS SECTION



PLAN VIEW

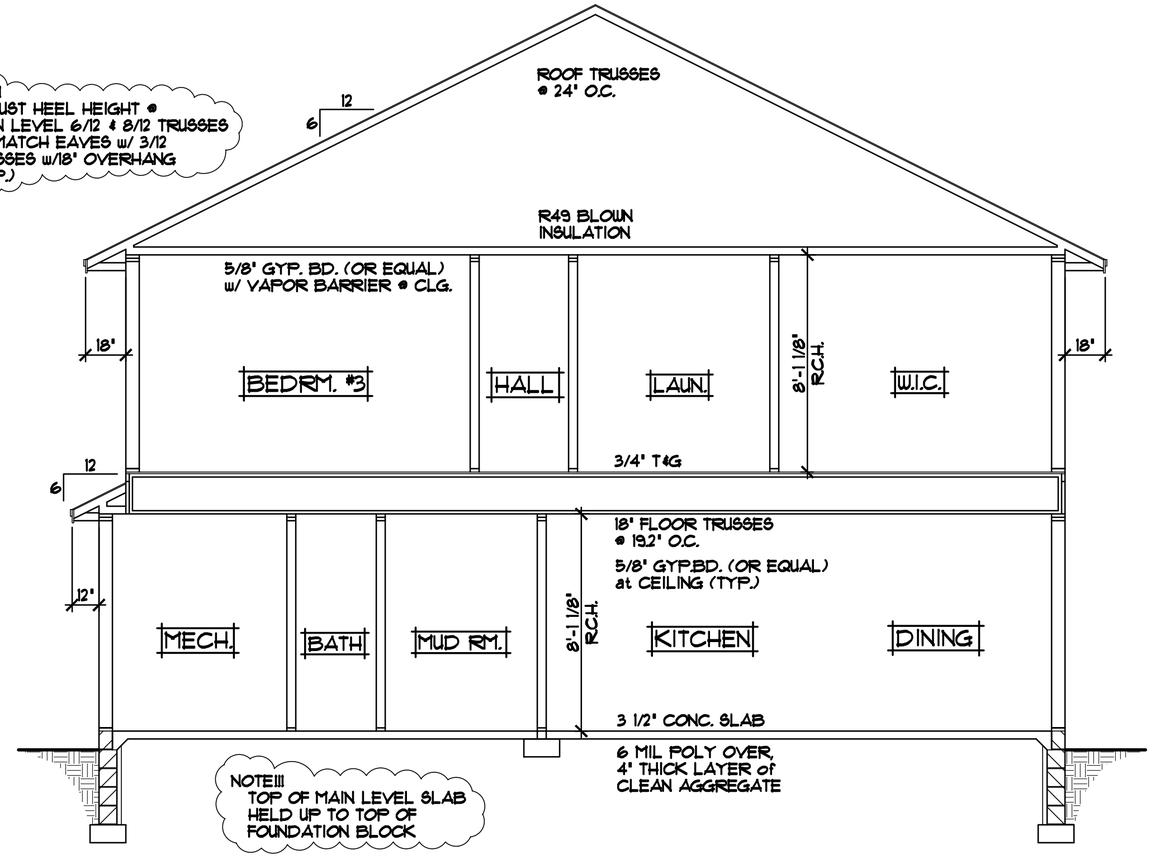
ALTERNATE METHOD FOR PASSIVE RADON MITIGATION SYSTEM

FOUNDATION CONST. NOTES

- SOLID CAP BLOCK @ TOP COURSE & GROUT SOLID WHERE ANCHOR BOLTS ARE USED AND BRICK LEDGES
- PROVIDE 2" R10 FOAM BOARD INSULATION @ INTERIOR OF ALL EXTERIOR POURED CONC. FOUNDATION WALLS (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- BACKFILL GROUP 1 SOIL AGAINST ALL EXTERIOR FOUNDATION WALLS (TYP.)

NOTE!!! PROVIDE STANDARD ENERGY HEEL @ UPPER LEVEL 6/12 ROOF TRUSSES w/ 18" OVERHANGS. ADJUST HEEL HEIGHT OF ALL 8/12 ROOF TRUSSES w/ 18" OVERHANGS TO MATCH EAVES w/ 6/12 ROOFS (TYP.)

NOTE!!! ADJUST HEEL HEIGHT @ MAIN LEVEL 6/12 & 8/12 TRUSSES TO MATCH EAVES w/ 3/12 TRUSSES w/18" OVERHANG (TYP.)



CROSS SECTION "C" 1/4"=1'-0"

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK with 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

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TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURE a,b,c

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
							WIND EXPOSURE CATEGORY		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	B	C	D
6d COMMON (2.0"x0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d COMMON (2.5"x0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1"= 25.4mm, 1 mile per hour= 0.447 m/s

a. Panel strength axis parallel or perpendicular to supports. three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports

b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16"o.c. or 24"o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16"o.c. shall be used with studs spaced a maximum of 16 inches on center.

	WALL BRACING METHOD	DESCRIPTION
#1	CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE 602.3 (3)
#2	CS-PF	(CONTINUOUSLY SHEATHED PORTAL FRAMING) SEE THE CS-PF DETAIL CODE SECTION FIGURE R602.10.6.4
#3	GB	(GYPSUM BOARD) NAILS OR SCREWS PER TABLE R602.3(1) @ EXTERIOR LOCATIONS & PER TABLE R702.3.5@ INTERIOR LOCATIONS

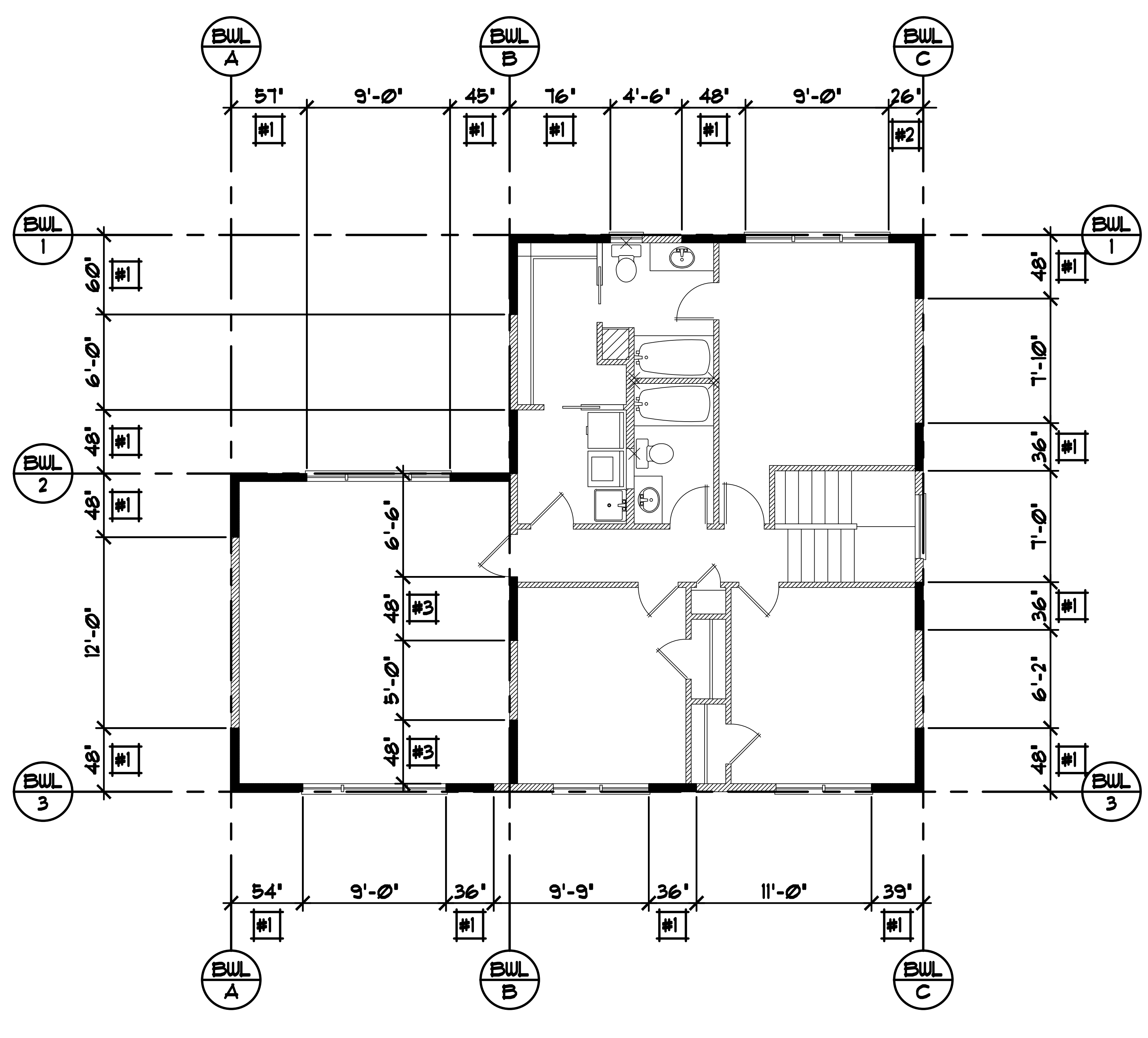
ALL BRACED PANEL LENGTHS GIVEN ARE TO BE TREATED AS MINIMUMS.

WIND EXPOSURE CATEGORY IS TO BE CATEGORY 'B' PER SECTION R301.2.1.4

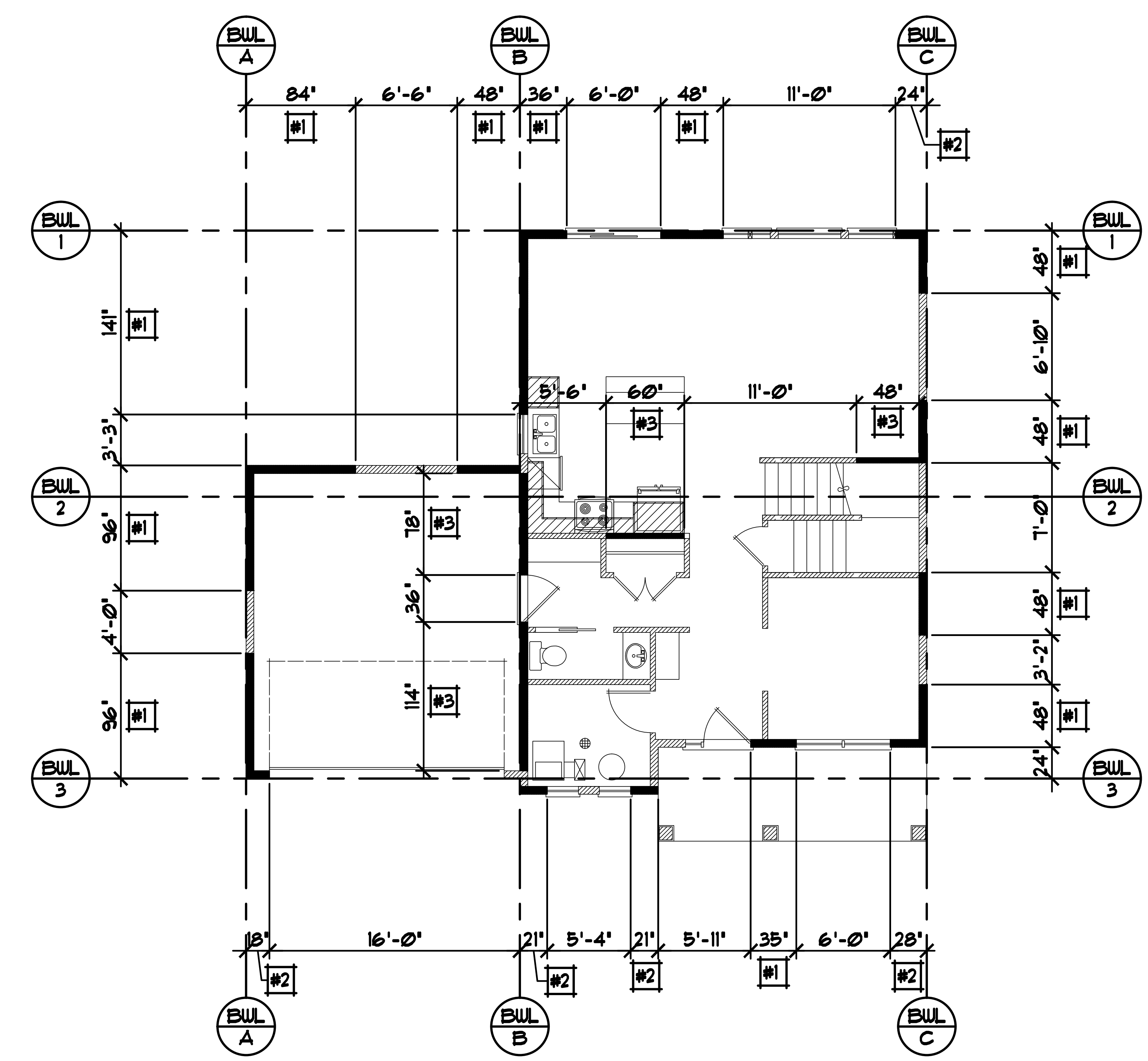
WIND SPEED RESISTANCE TO BE MEASURED LESS THAN OR EQUAL TO 90 MPH.

NOTE!!! BRACED WALL PANELS TO BE FRAMED FROM FLOOR TRUSS ATTACHMENT POINTS TO ROOF TRUSS ATTACHMENT POINTS BEHIND ROOF TRUSSES PER R602.10.2 @ ENTIRE UPPER LEVEL (TYP.)

NOTE!!! APPROVED UPLIFT FRAMING CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER/ SUPPLIER TO PROVIDE A CONTINUOUS LOAD PATH TO A POINT WHERE UPLIFT FORCES ARE 100plf OR LESS (PER R602.3.5 AND PER SECTION R802.11



UPPER LEVEL WALL BRACING PLAN 1/8"=1'-0"



MAIN LEVEL WALL BRACING PLAN 1/8"=1'-0"

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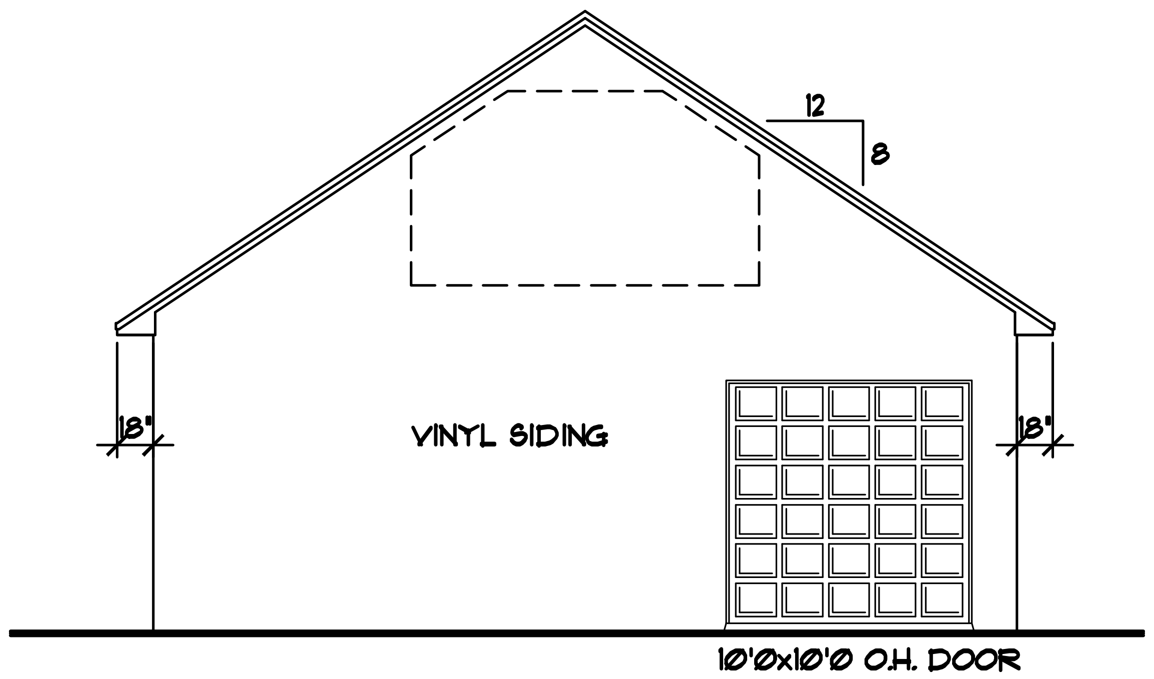
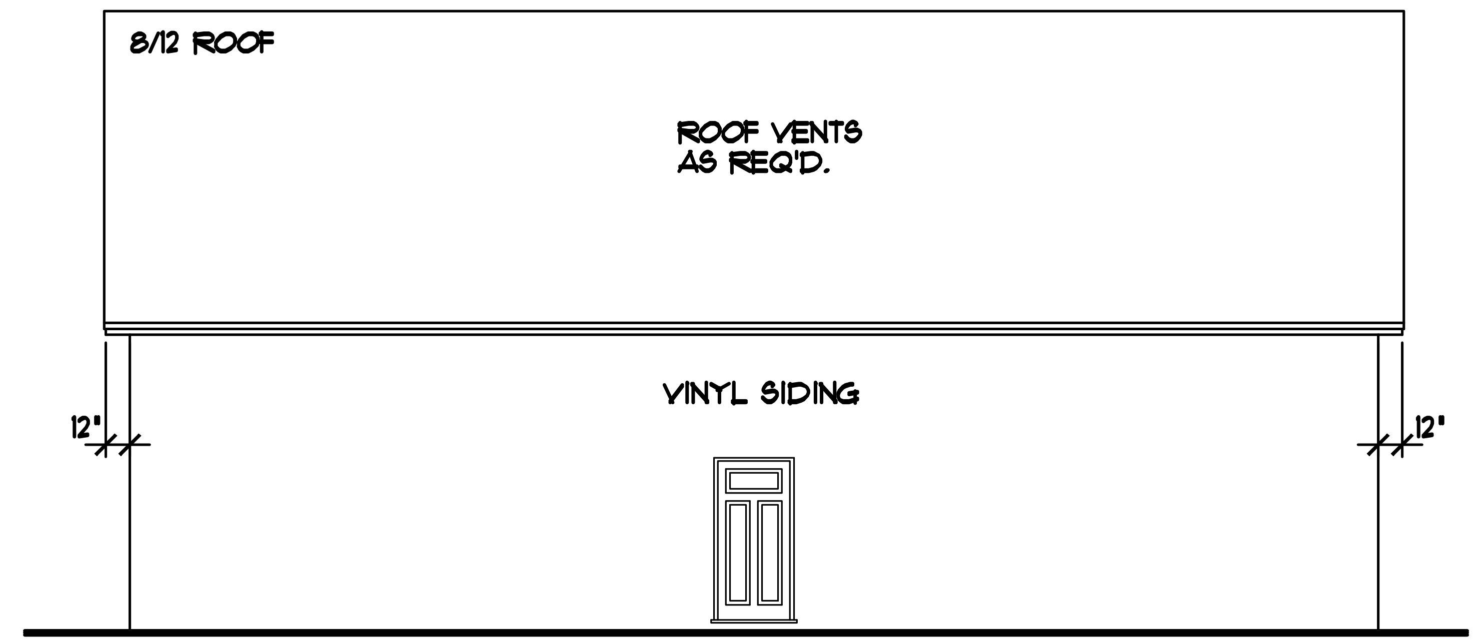
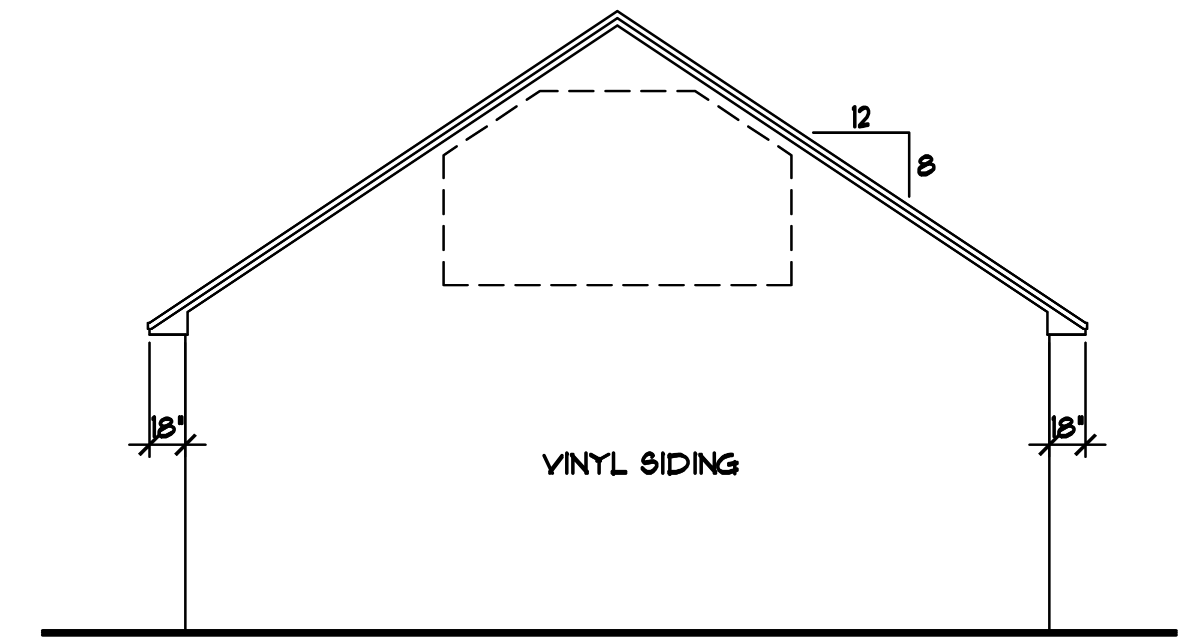


RIGHT ELEVATION 1/8"=1'-0"



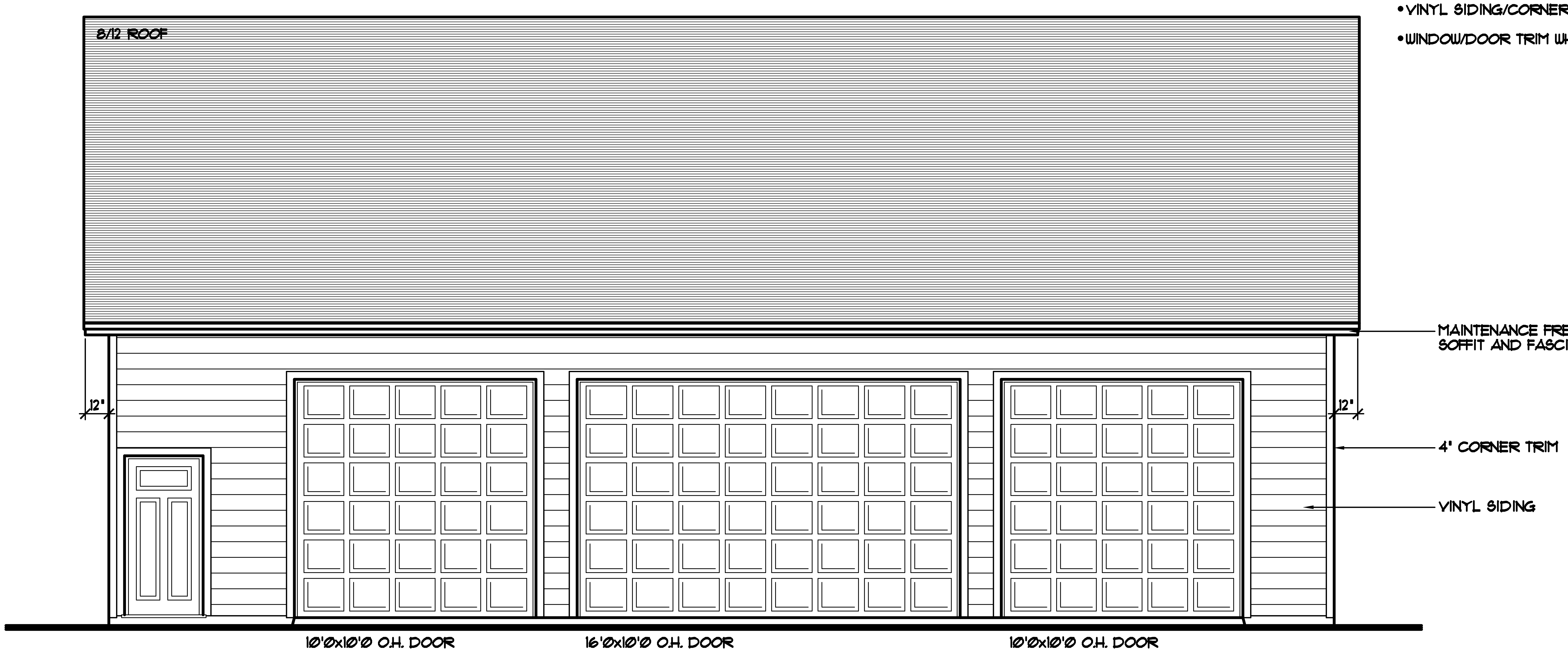
REAR ELEVATION 1/8"=1'-0"



LEFT ELEVATION 1/8"=1'-0"

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF WINDOW R.O.
MAIN LEVEL	12'-1 1/8"	6'-10 1/2"
UPPER LEVEL	8'-1 1/8"	6'-10 1/2"

- GENERIC WINDOWS SPEC'D.
- MAINTENANCE FREE SOFFITS & FASCIA
- VINYL SIDING/CORNER TRIM (TYP.)
- WINDOW/DOOR TRIM WHERE SHOWN



FRONT ELEVATION 1/4"=1'-0"

1872 SQFT. GARAGE LEVEL
741 SQFT. BONUS ROOM LEVEL
2613 SQFT. GARAGE AREA

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Dear Planning Commission,

I am writing to voice my support for the City of Blaine granting the variance requested in Case 22-0051. The applicant and the surrounding neighborhood have put a lot of effort into arriving at a solution for the detached garage location which is supported by all parties. The neighborhood appreciates the applicant's willingness to go the extra mile to pause his original CUP application and pursue a variance which addresses the neighborhood's concerns. The garage location with the variance also has the following benefits compared to the previously requested location with the CUP application:

- Reduce tree clearing by placing the garage in a location which has already been cleared of trees
- Maintain existing drainage patterns along the backyards of the existing houses along 125th Lane NE
- Minimize the amount of additional impervious area being added by driveway construction
- Improve water quality by minimizing additional impervious area
- Protect property values of existing properties adjacent to the 12640 Radisson Road NE property
- Protect existing wetland by limiting driveway runoff
- Reduce the use of natural resources required to construct a lengthy asphalt driveway
- Maximize the natural area available to Mr. Jordan by locating both proposed structures within a smaller footprint on the property
- Reduce floodplain impacts by locating the garage in an area with a higher existing ground elevation

I have attached a copy of the petition previously submitted to the Blaine Planning Commission during the public hearing of Case 22-0034, as the petition remains in support of the detached garage location proposed in the CASE 22-00051 variance request.

I respectfully request the Blaine Planning Commission vote to grant the variance request. This is a great opportunity to provide a positive example of government working with the community to arrive at a solution for which all parties involved win.

Thank you,
Brett Burfeind
1925 125th Lane NE
Blaine, MN

Petition to locate the proposed 12640 Radisson Road NE detached garage within the Radisson Road roadway setback

We, the undersigned, respectfully request the detached garage proposed to be built on the 12640 Radisson Road NE property be located within the Radisson Road roadway setback. The location proposed by this petition would place the detached garage directly Northeast of the proposed primary building planned to be concurrently constructed on the property. Locating the proposed detached garage in this location would realize the following benefits:

- Reduce tree clearing by placing the garage in a location which has already been cleared of trees
- Maintain existing drainage patterns along the back yards of the existing houses along 125th Lane NE
- Minimize the amount of additional impervious area being added by driveway construction
- Improve water quality by minimizing additional impervious area
- Protect property values of existing properties adjacent to the 12640 Radisson Road NE property
- Protect existing wetland by limiting driveway runoff
- Reduce the use of natural resources required to construct a lengthy asphalt driveway
- Maximize the natural area available to Mr. Jordan by locating both proposed structures within a smaller footprint on the property
- Reduce floodplain impacts by locating the garage in an area with a higher existing ground elevation

Name	Address	Signature
Brett Burfeind	1925 125th Lane NE, Blaine	
ALLEN HANSEN	1938 125TH LANE NE BLAIN	
Diane Hartleib	1938 125th Lane NE	
TODD TRICK	1939 125TH LN	
Lori Trick	1939 125th Lane	
Shannon Burfeind	1925 125th Ln NE	
Tara Daher	1913 125th ln NE	
Chris Murphy	1913 125th Ln NE	
Andrea Kaminski	12636 Isanti St. NE	

Name	Address	Signature
Jim Wallraff	12672 Isanti st	
Rodney Baldwin	12691 Isanti St	
Chris Armstrong	12690 Isanti St NE	
Kevin Master	1914 125TH LANE N.E	
MARK R. WOLSCHLAGER	1950 125th LANE	
Steven Ricci	1902-125th LANE NE	
Margorie Morton	1901 125th LN NE	
Tom Morton	1901 125th LN NE	
DANNY LINDSEY	12618 ISANTI ST NE	
Shelley & Keith Johnson	12637 ISANTI ST NE	
Beth Tamblyn	12655 ISANTI ST NE	
Mike Garfield	12701 Isanti St NE	
TRAVIS STURGES	12565 ISANTI ST NE	
COURTNEY Sturges	12565 ISANTI ST NE	
Michelle Case	12582 Isanti St NE	
Katie Williams	1976 125th Lane NE	
SHELLEY GURROLA	1953 125th Lane NE	
DAVID GUARD	1953 12TH LN NE	
Julie Huang	1950 125th Ln NE	

Good afternoon,

My name is Tara Daher, I live at 1913 125th Lane NE Blaine MN 55449. I am writing this email to voice my support for the allowance of the variance being requested by Mr. Aaron Jordan.

*variance to locate a detached accessory
structure within the 100-foot required setback.

Kindest Regards,
Tara Daher